

FIG. 1

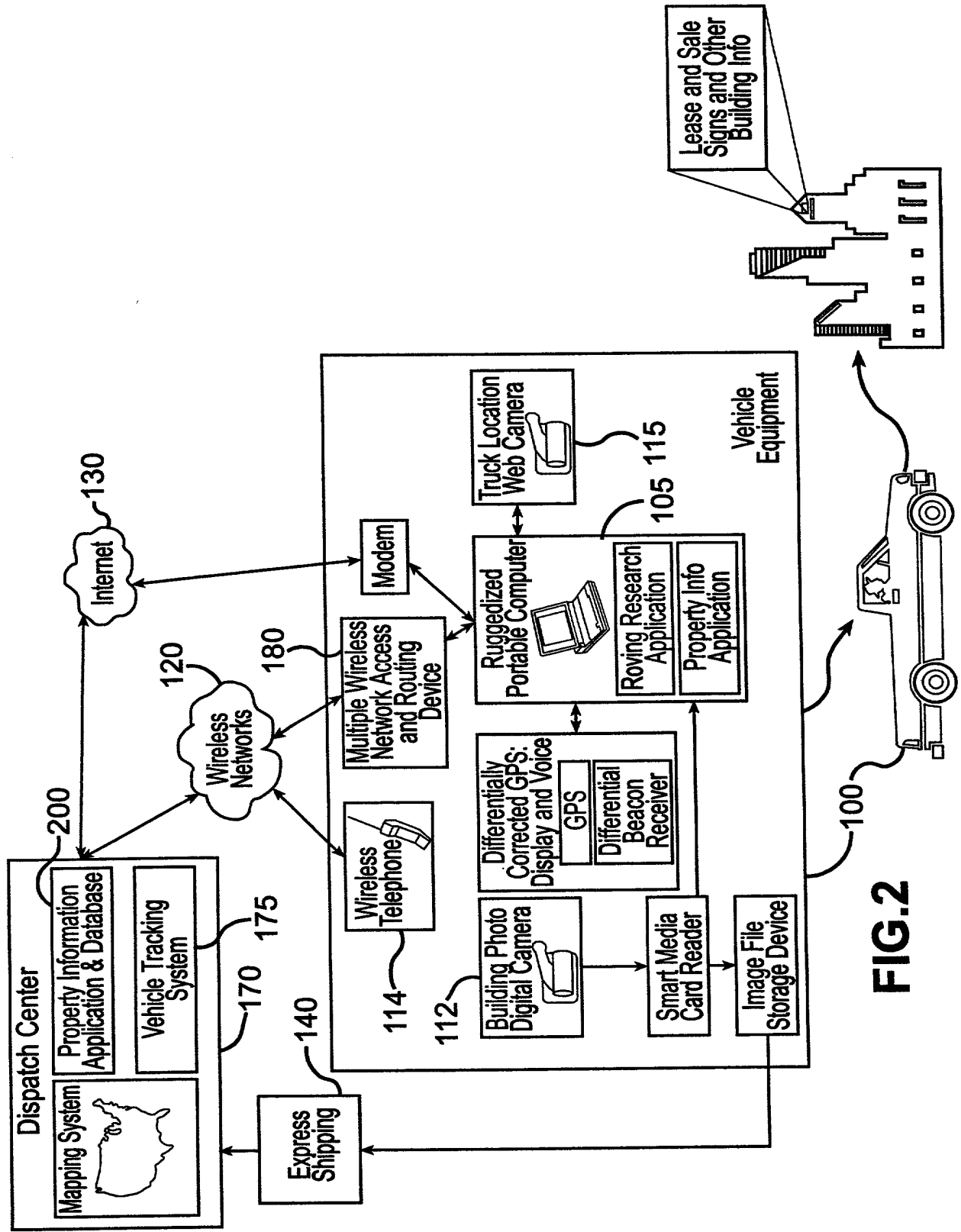


FIG.2

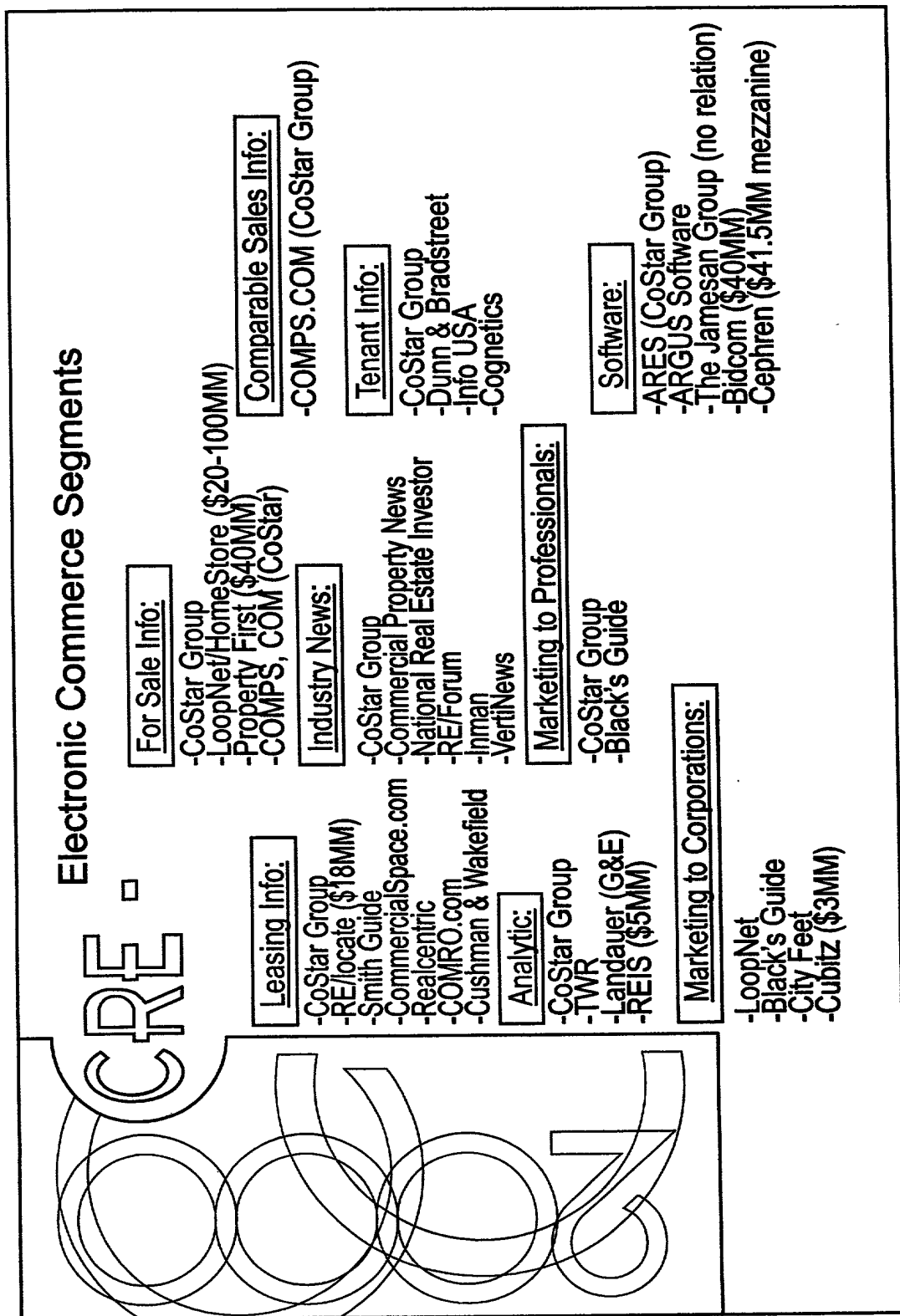
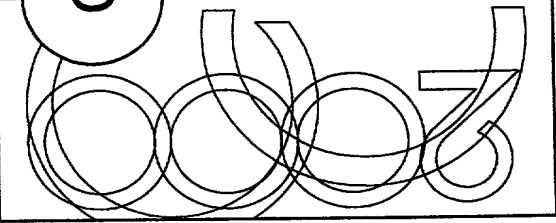


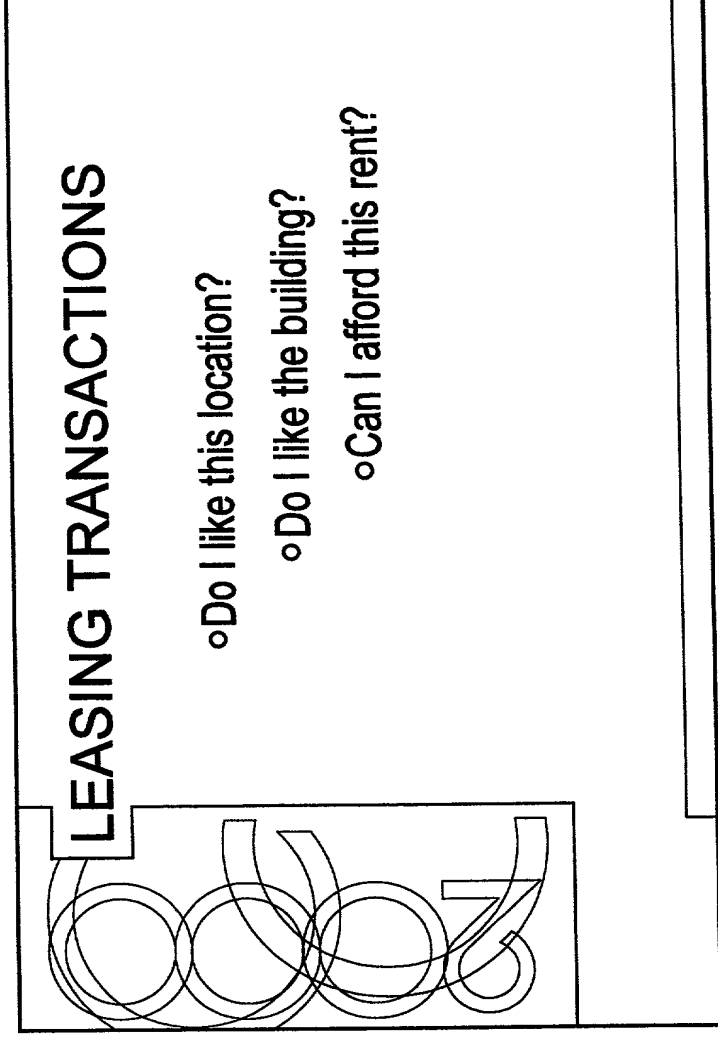
FIG.3



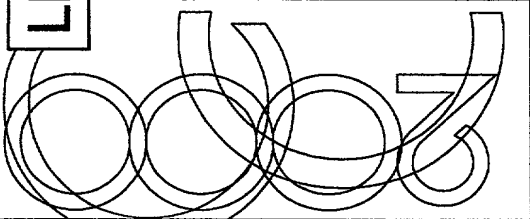
## CURRENT INEFFICIENCIES

- o Only a fraction of the real audience sees property.
- o Significant marketing expense.
- o Fewer Bidders = Lower Price.
- o Time consuming process.
- o Too much risk and expense for buyer.
- o Buyers see a fraction of their options.

**FIG.4**



**FIG.5**



# LEASING TRANSACTIONS

Aside from CoStar Property the main tool used to convey a space for lease opportunity is the flyer.

Size: One Page

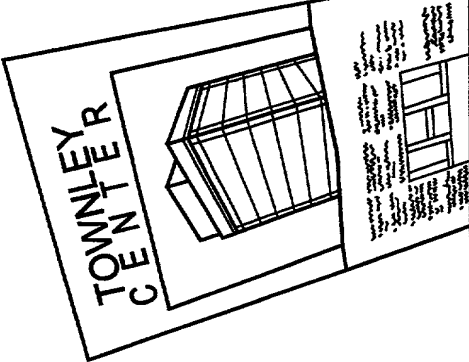
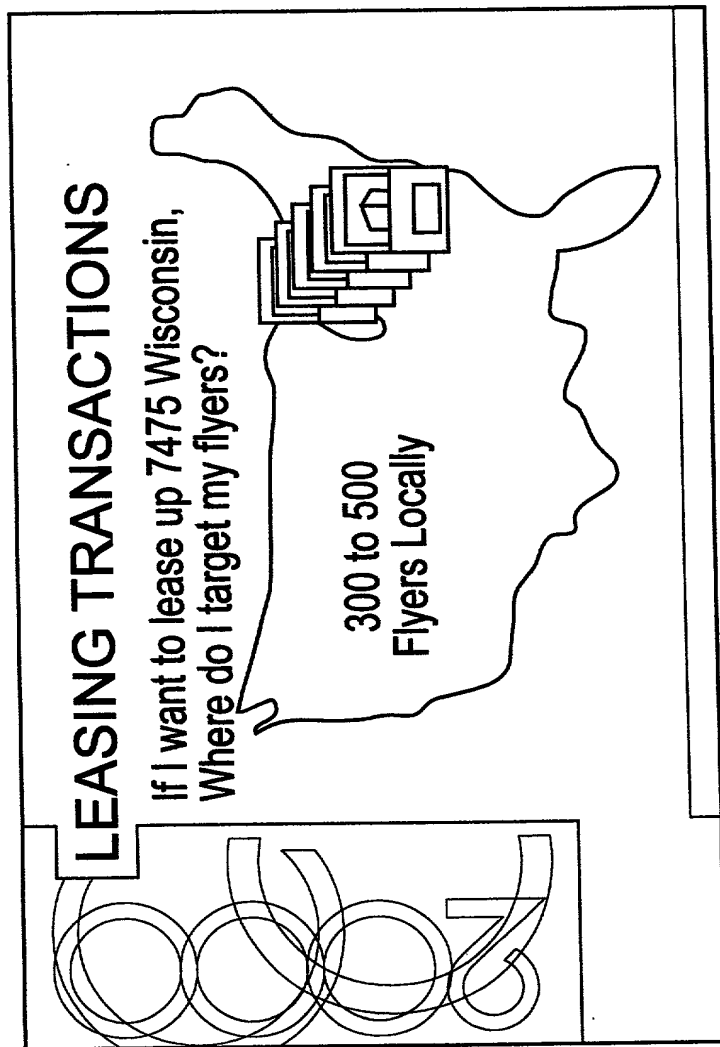
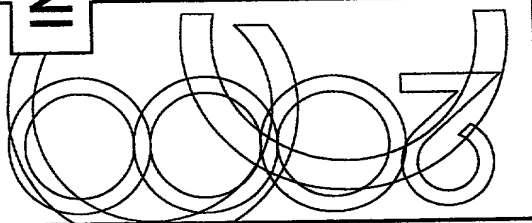


FIG.6



**FIG.7**

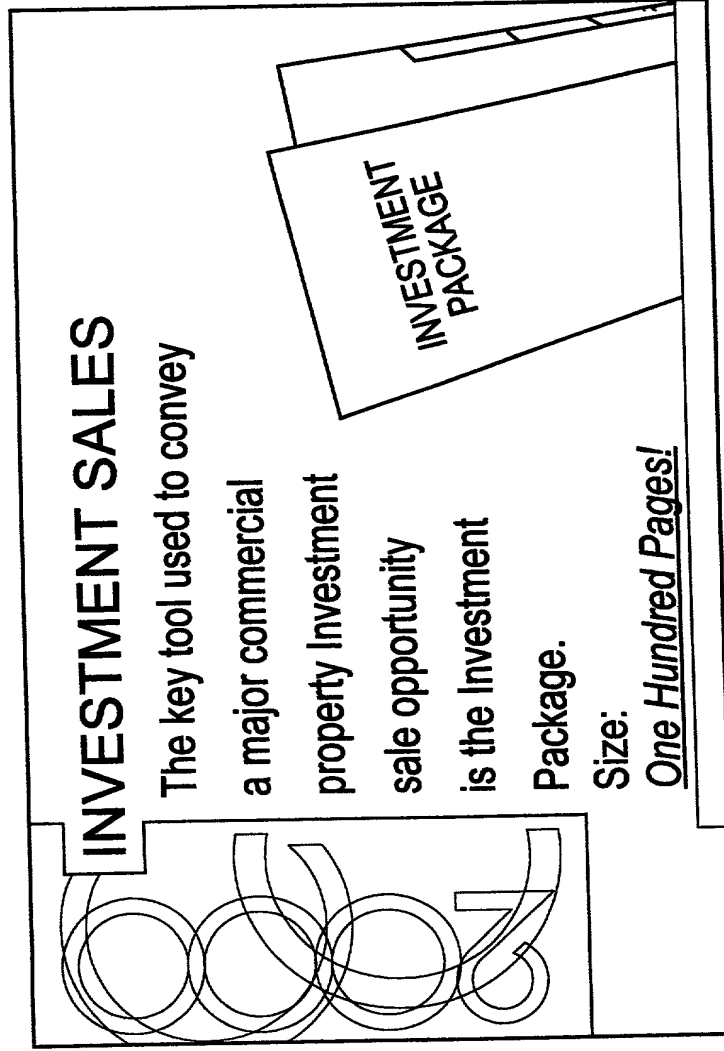


## INVESTMENT SALES

- Is this the right type of property?
  - Do we invest in properties in this area?
    - Is this building leased up enough?
    - When do the tenants leases expire?
    - Are these good credit tenants?
    - Does this building have enough income?
    - When these tenants lease roll will I get good rents?
      - Does this market have a low vacancy rate such that I can re-lease quickly?
  - When I have to re-lease, who will my competitors be?
- Based on other sales in this area is this a fair price?
- What multiple of revenues are other buildings selling for?
- Can I get reasonable financing for this property?
  - Will you accept an offer of \$35 million?
  - Will you accept these legal terms of sale?
  - Did my engineers find structural or environmental flaws?

FIG.8





**FIG.9**

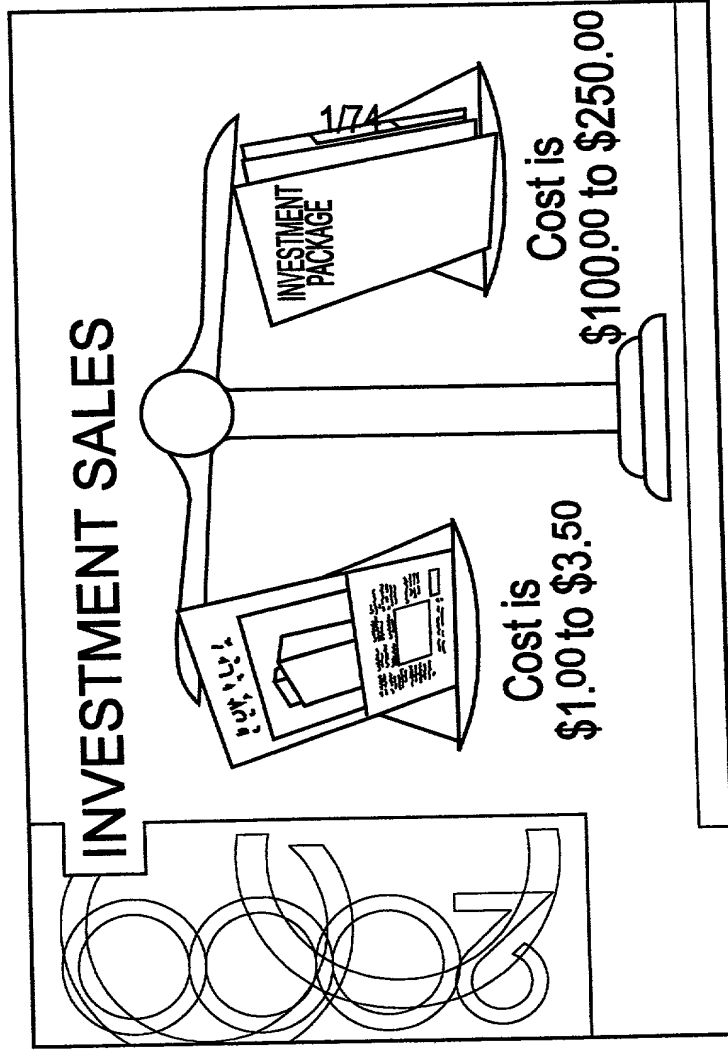
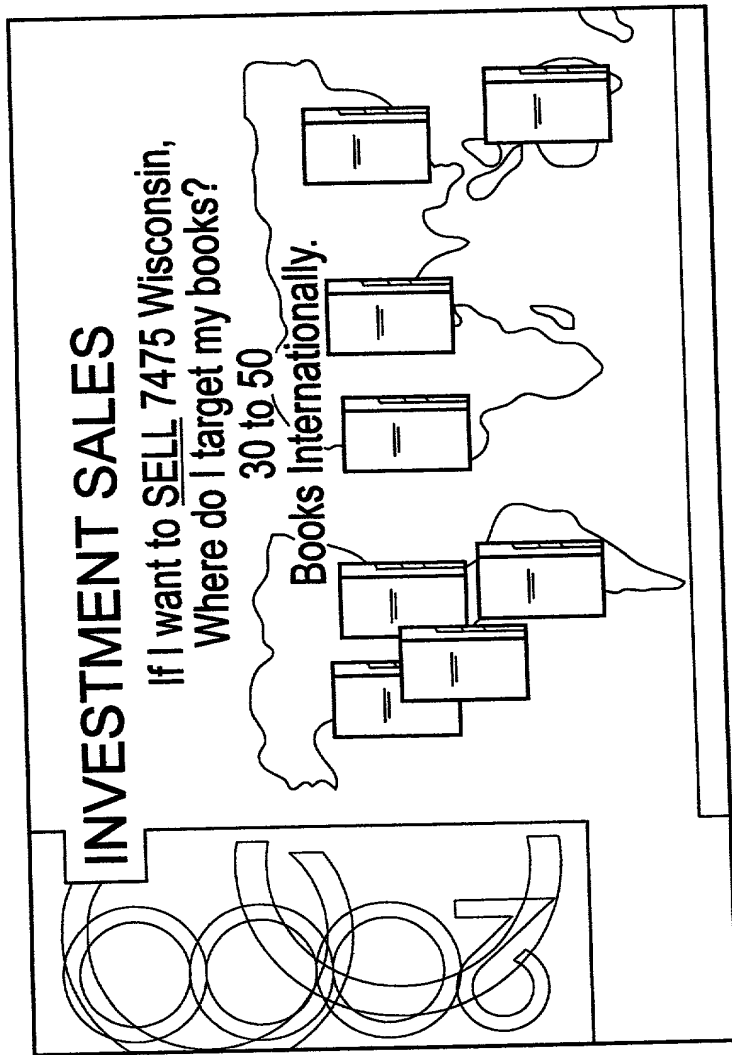


FIG.10



**FIG.11**

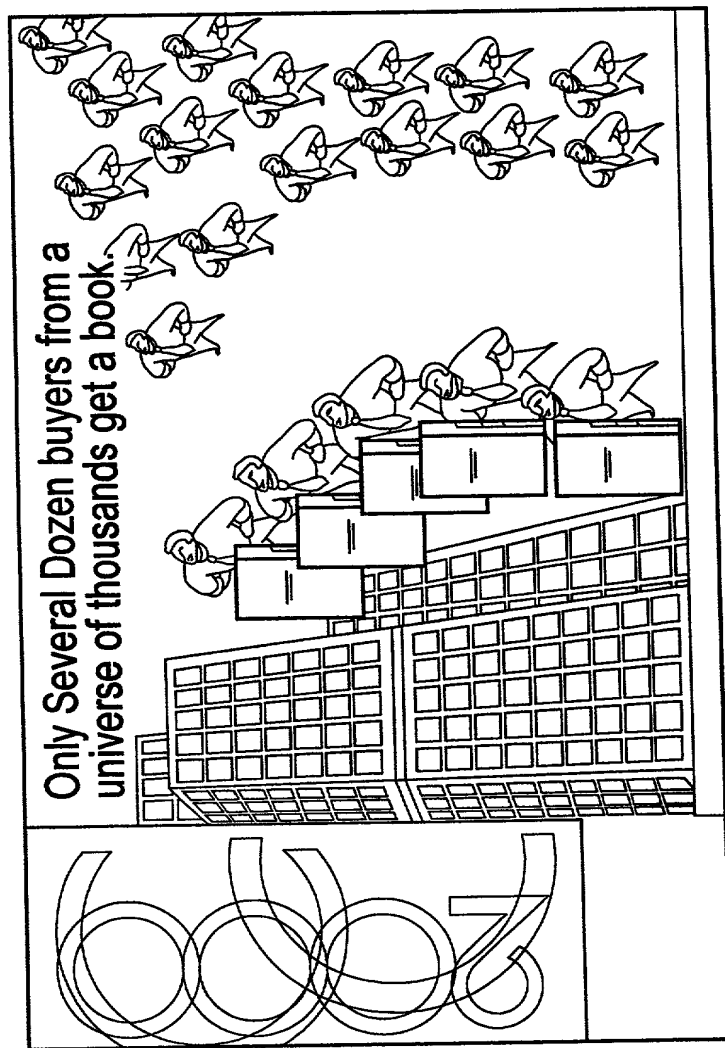


FIG.12

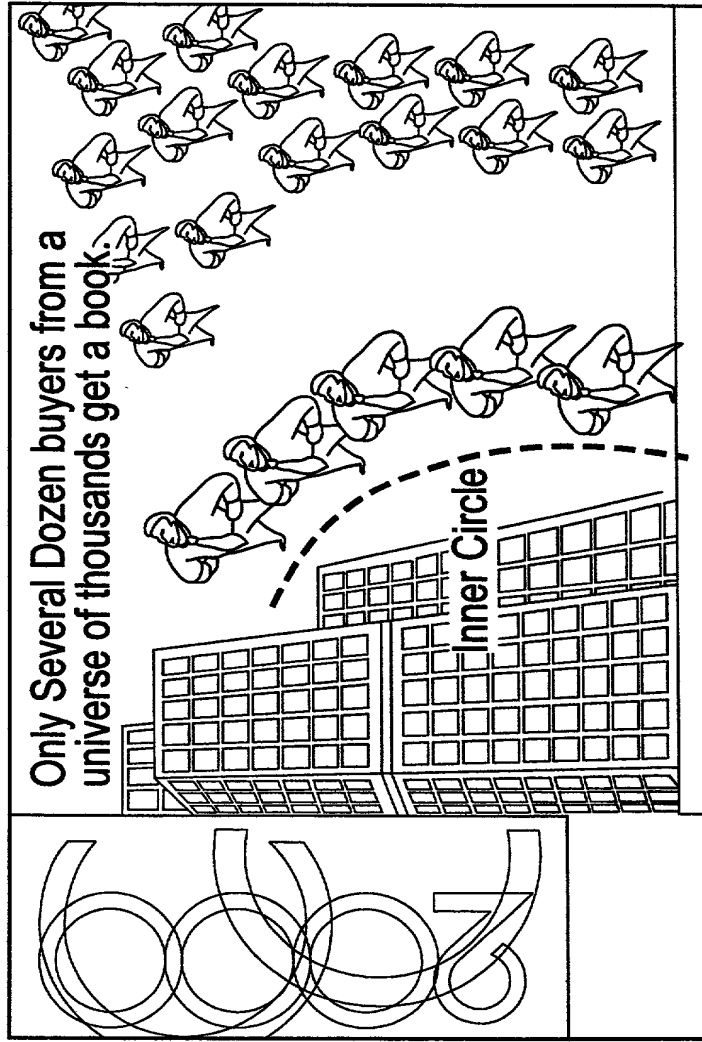


FIG.13

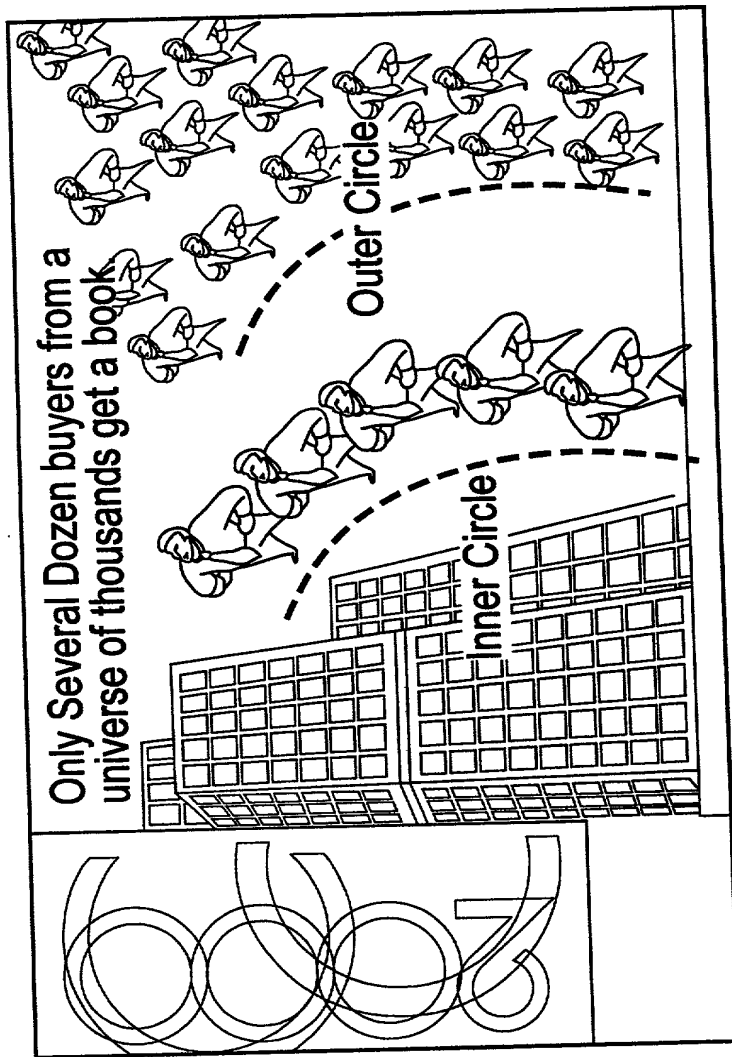


FIG.14

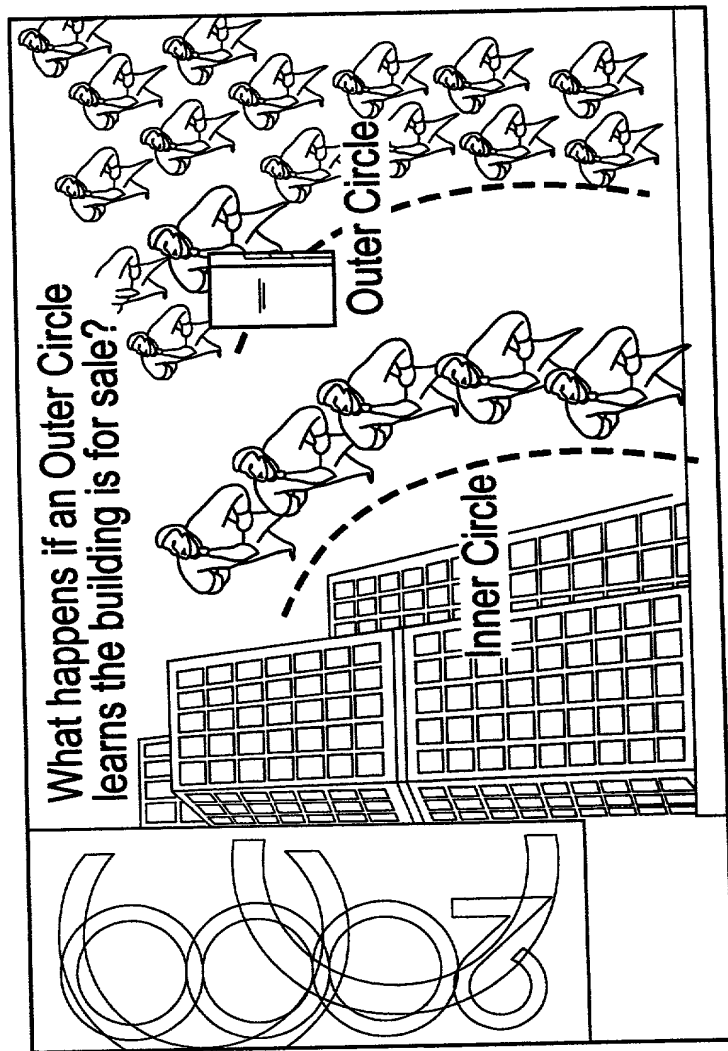


FIG.15





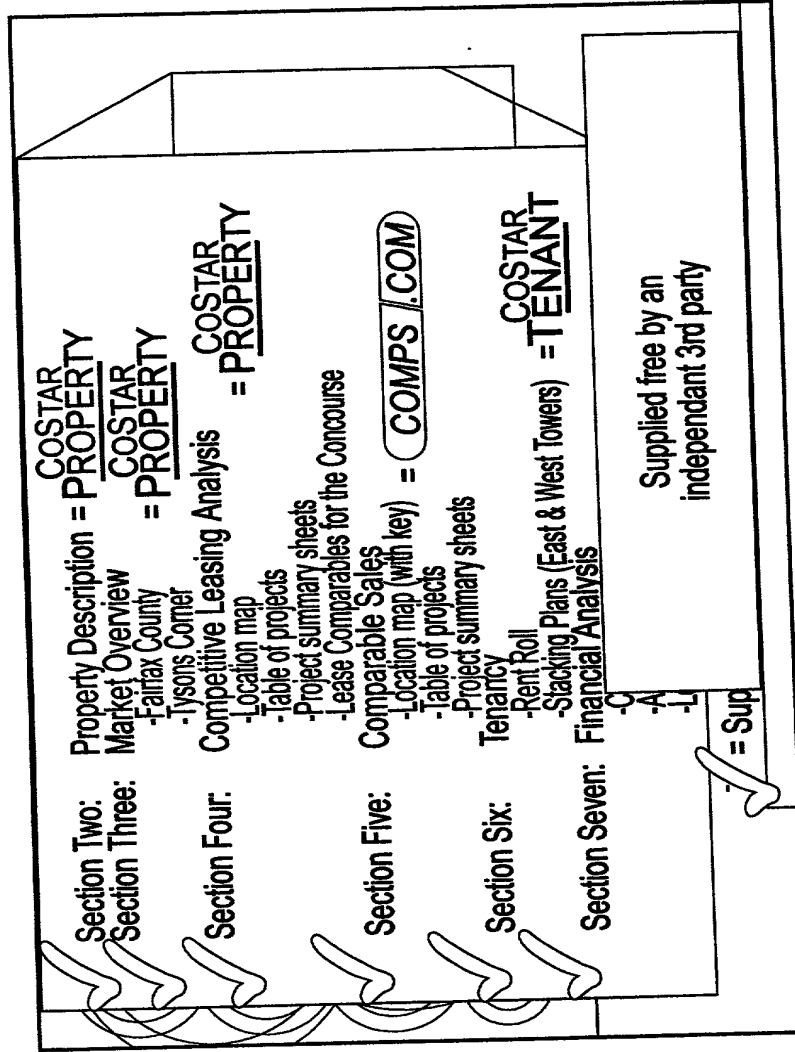


FIG.17

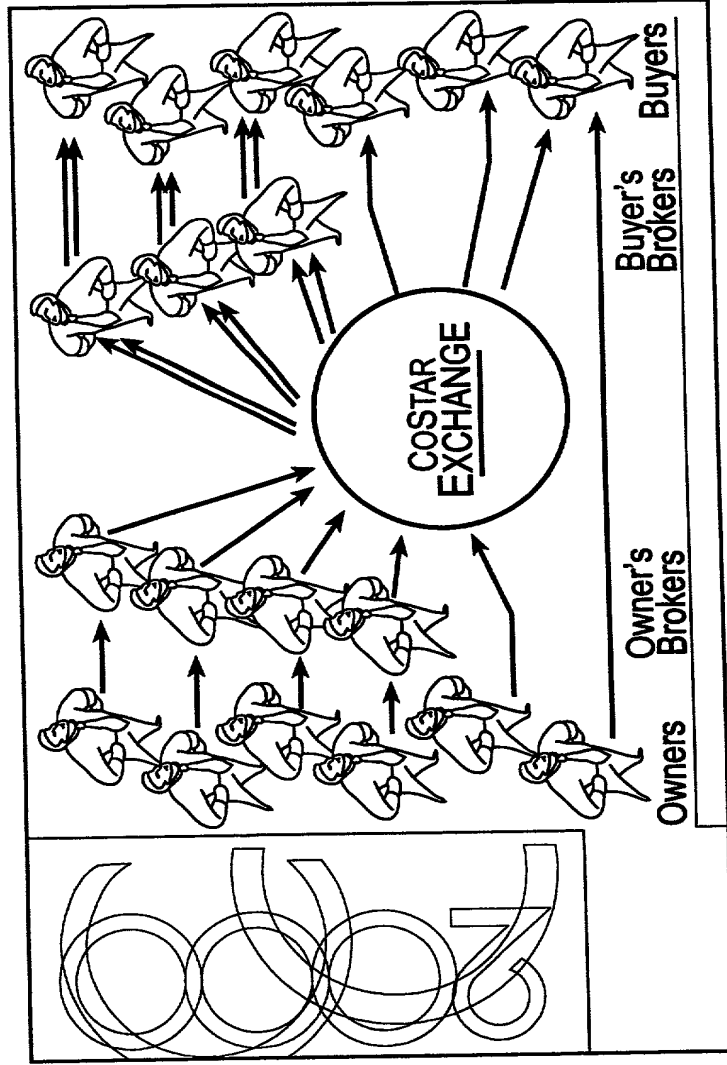


FIG.18

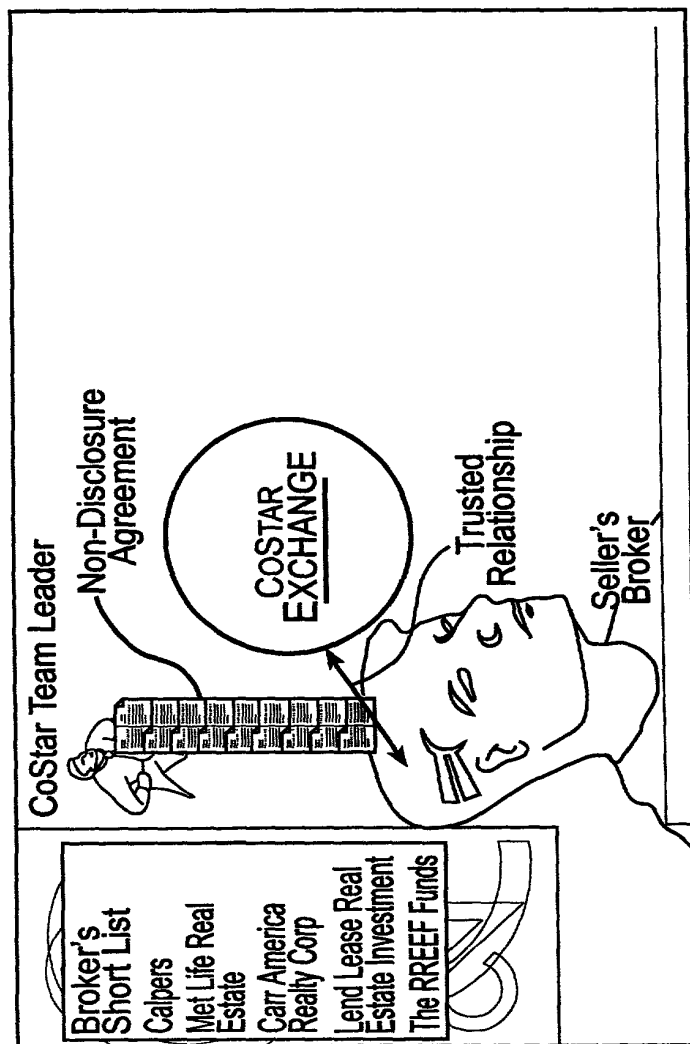


FIG.19

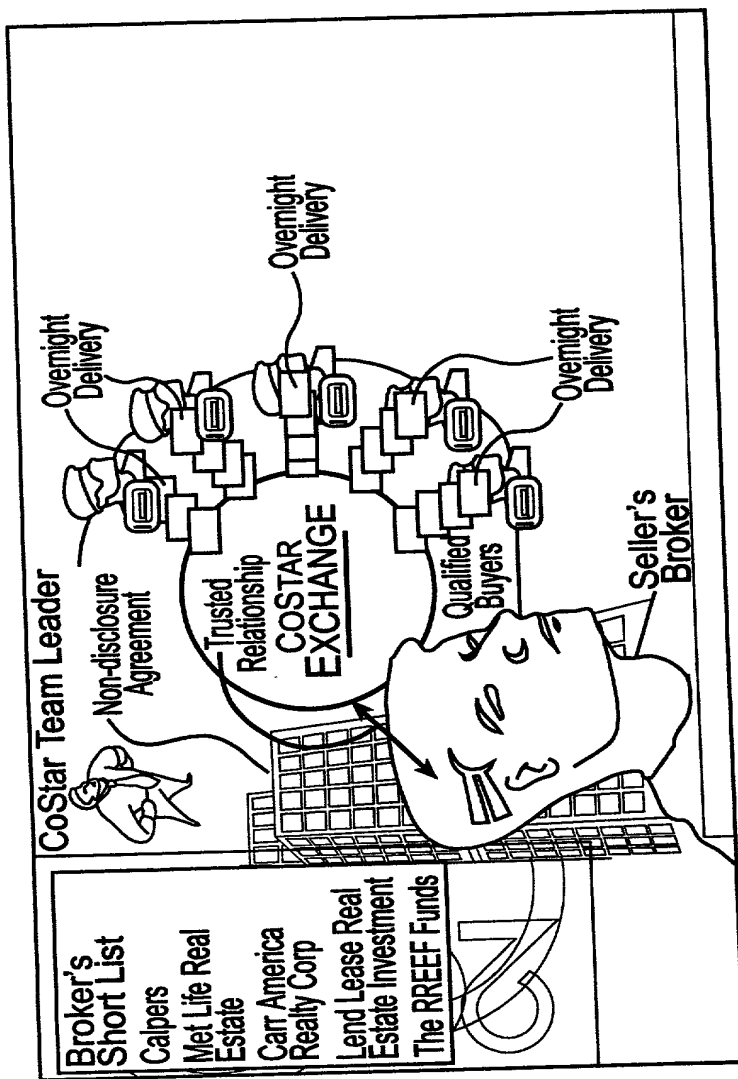


FIG.20

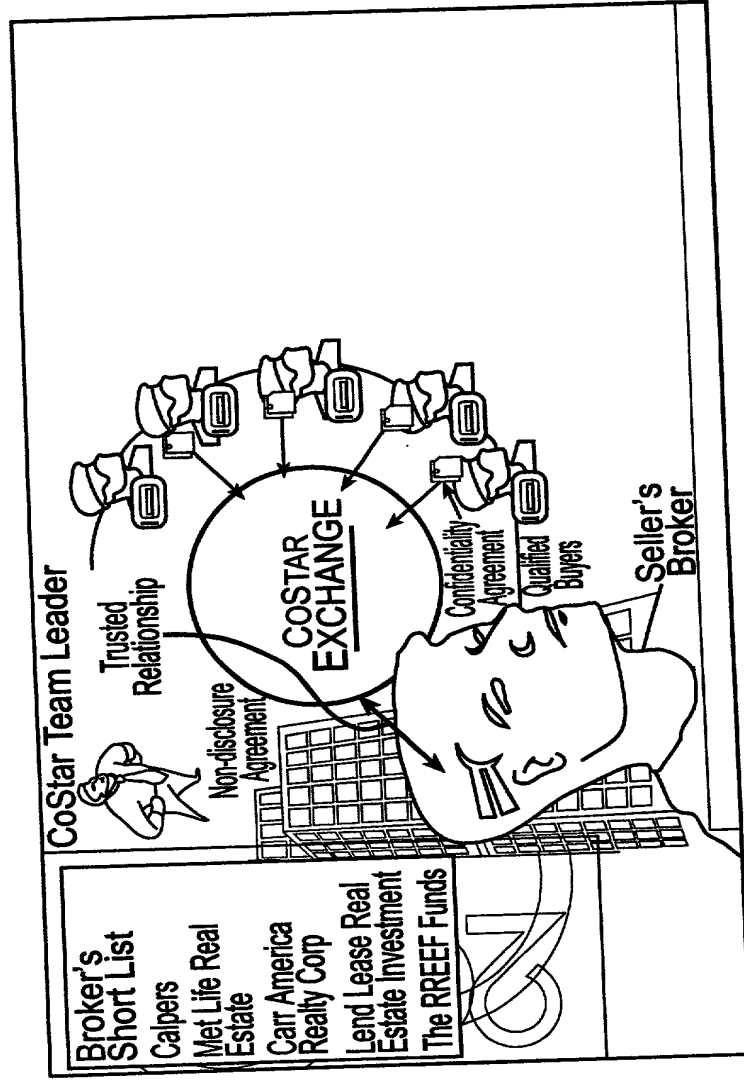


FIG.21

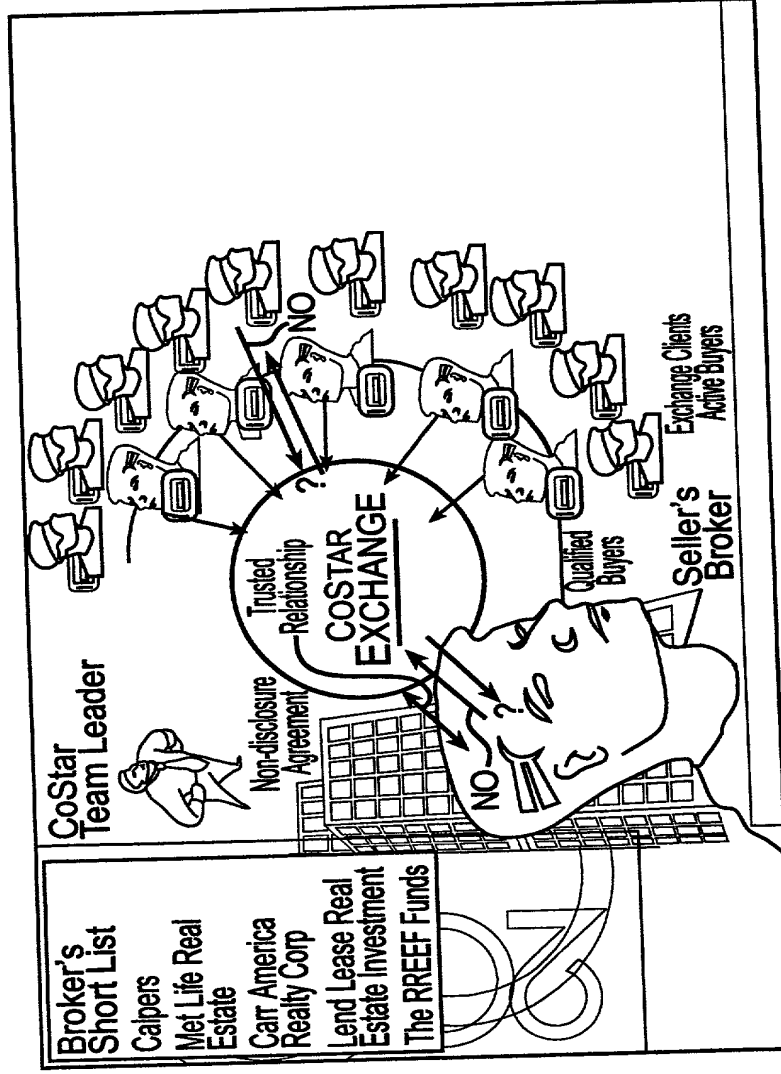


FIG.22

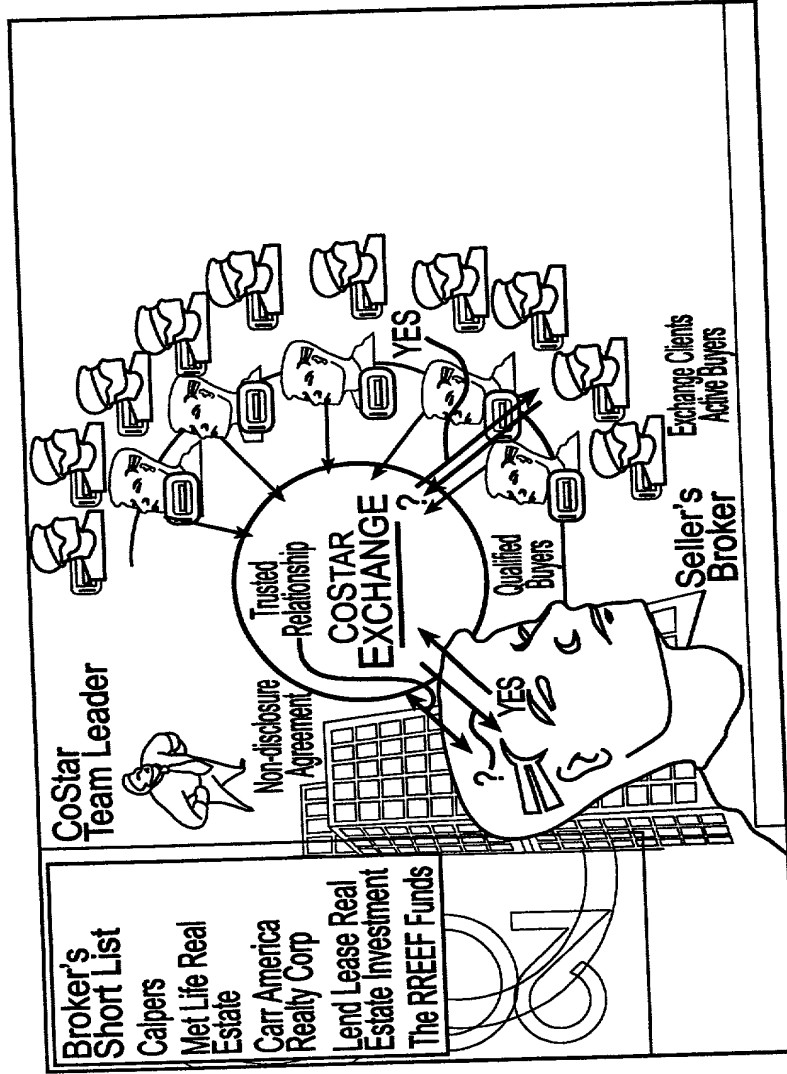


FIG.23

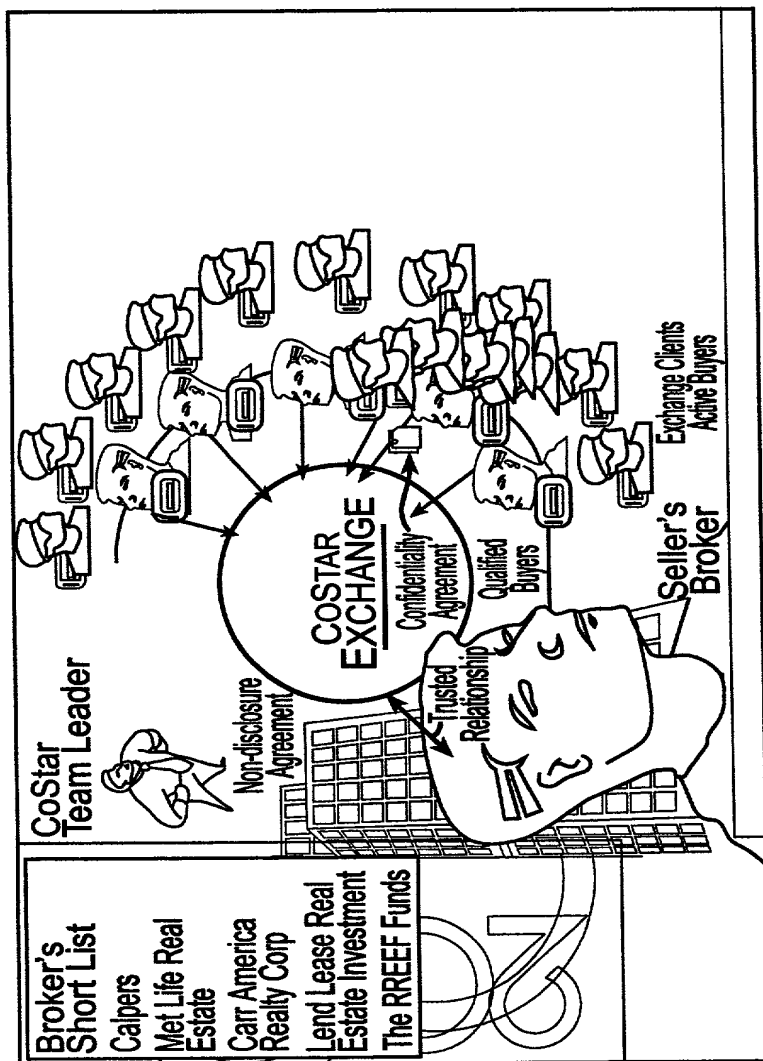


FIG.24



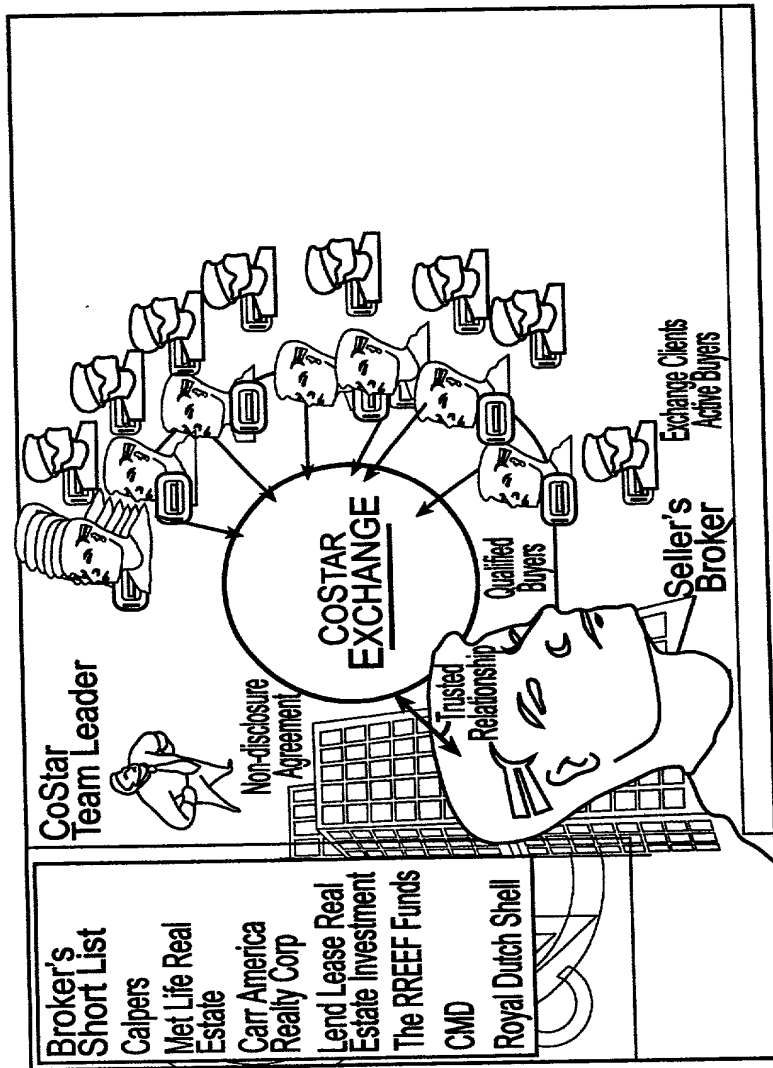


FIG.25

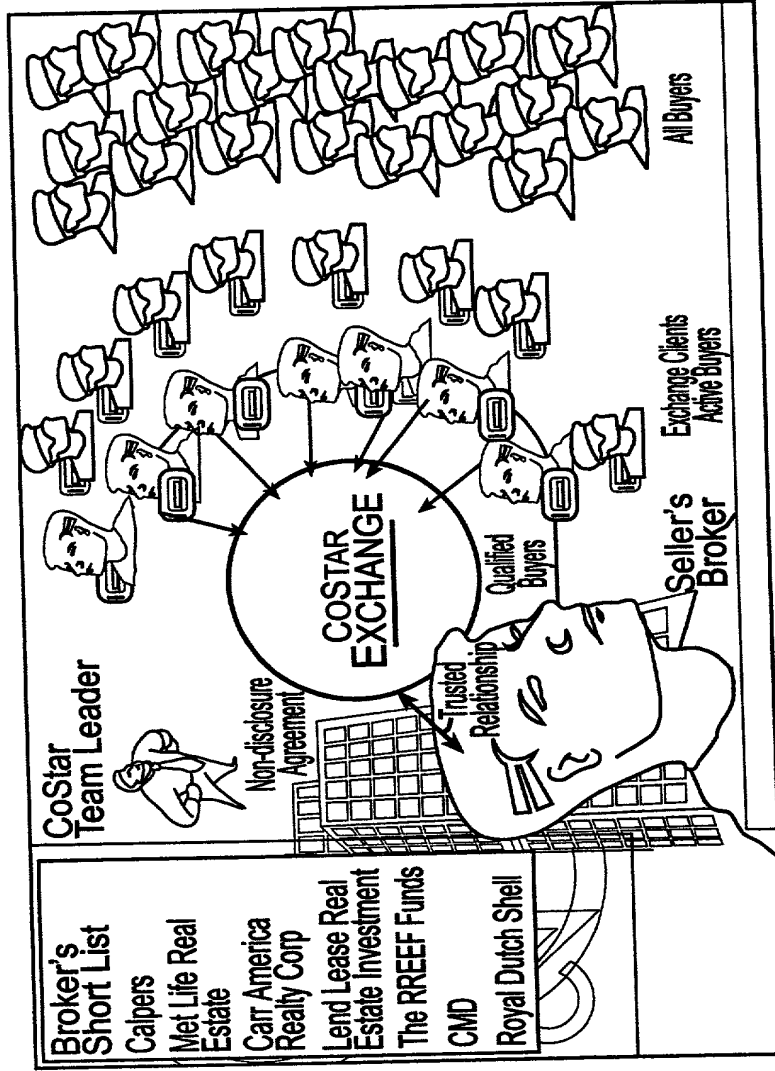


FIG.26

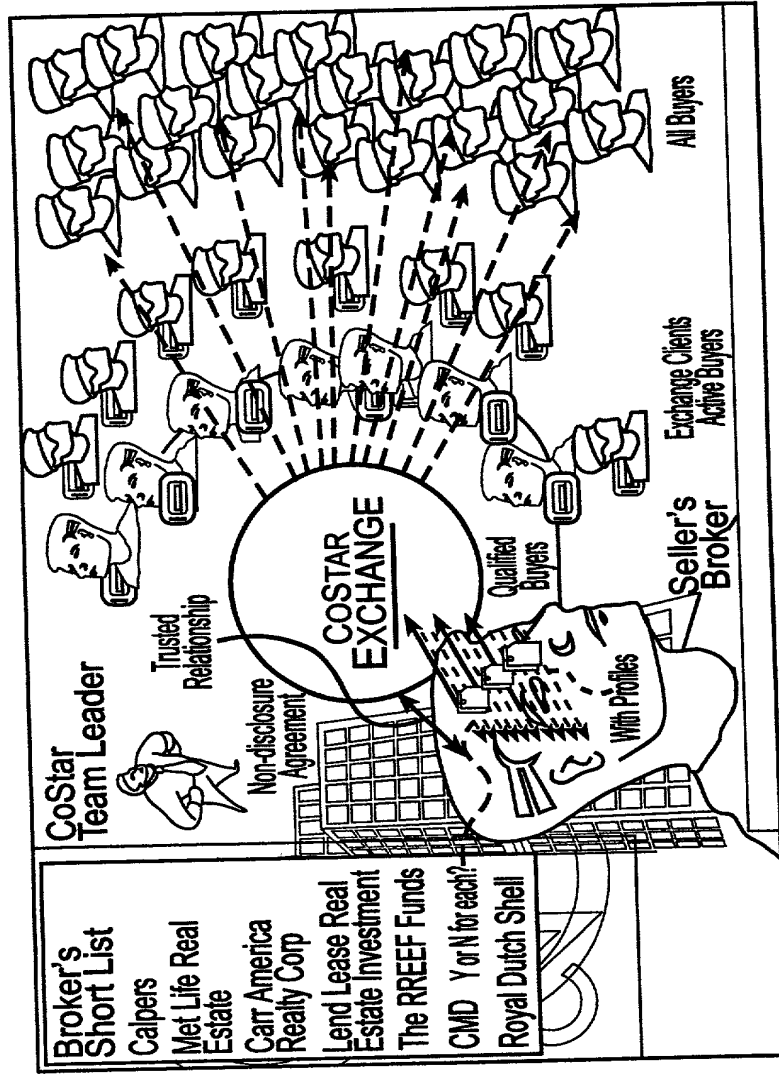


FIG.27

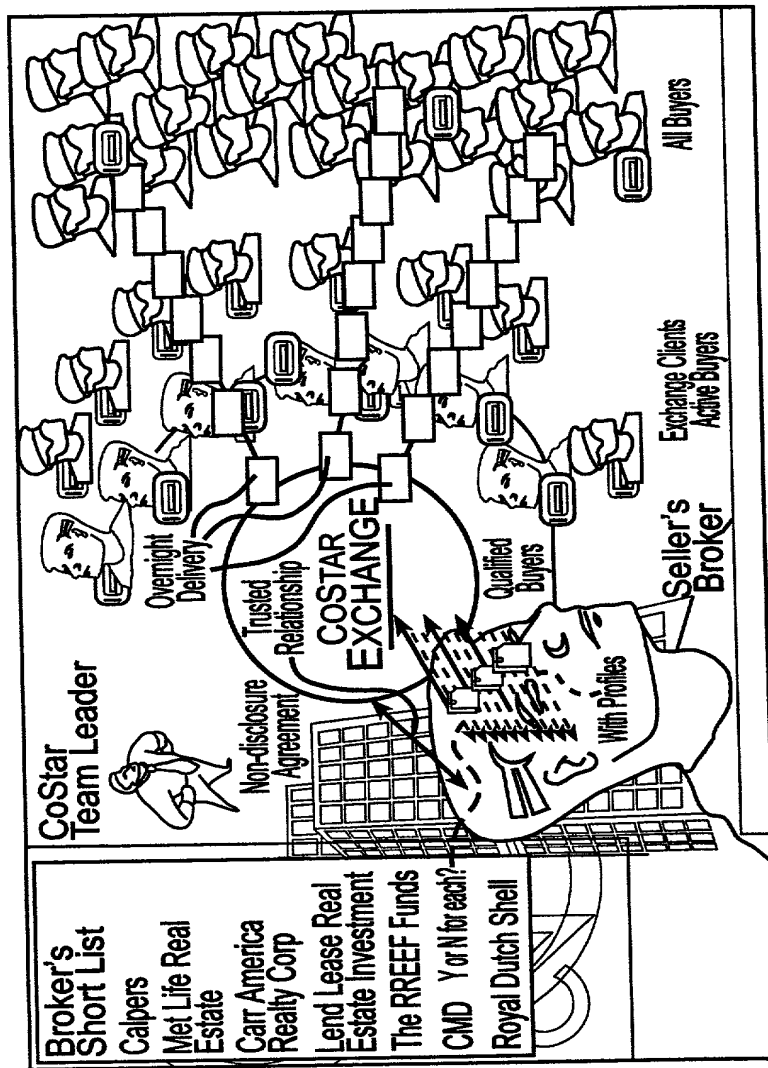


FIG.28

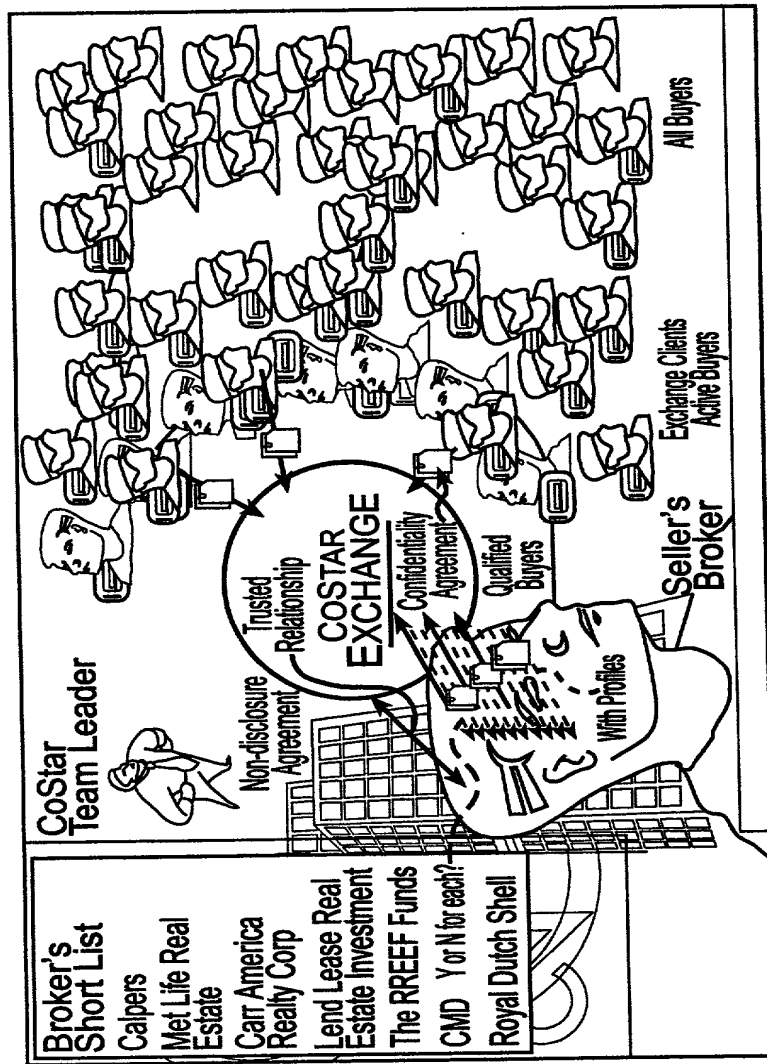


FIG. 29

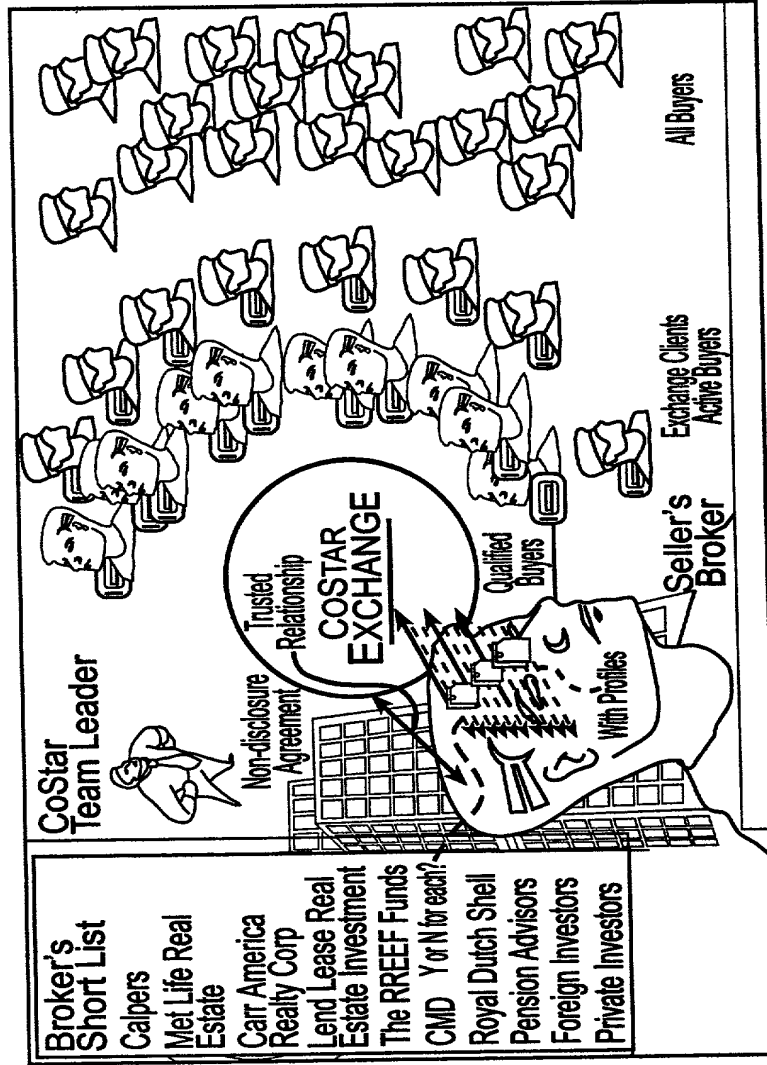
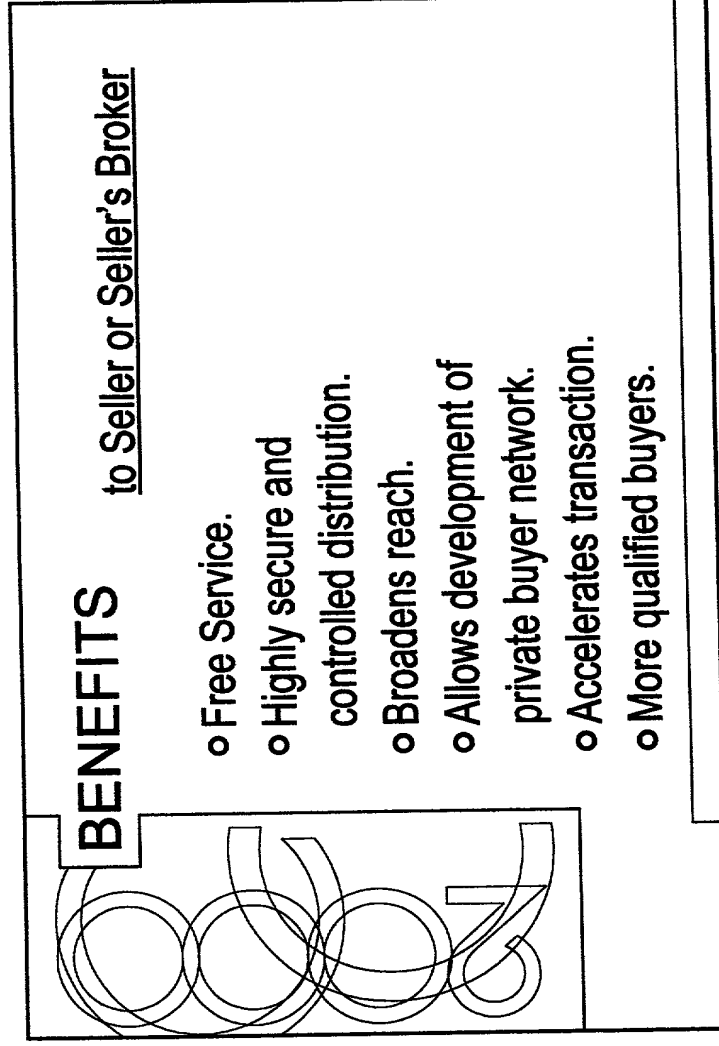


FIG.30



**FIG.31**

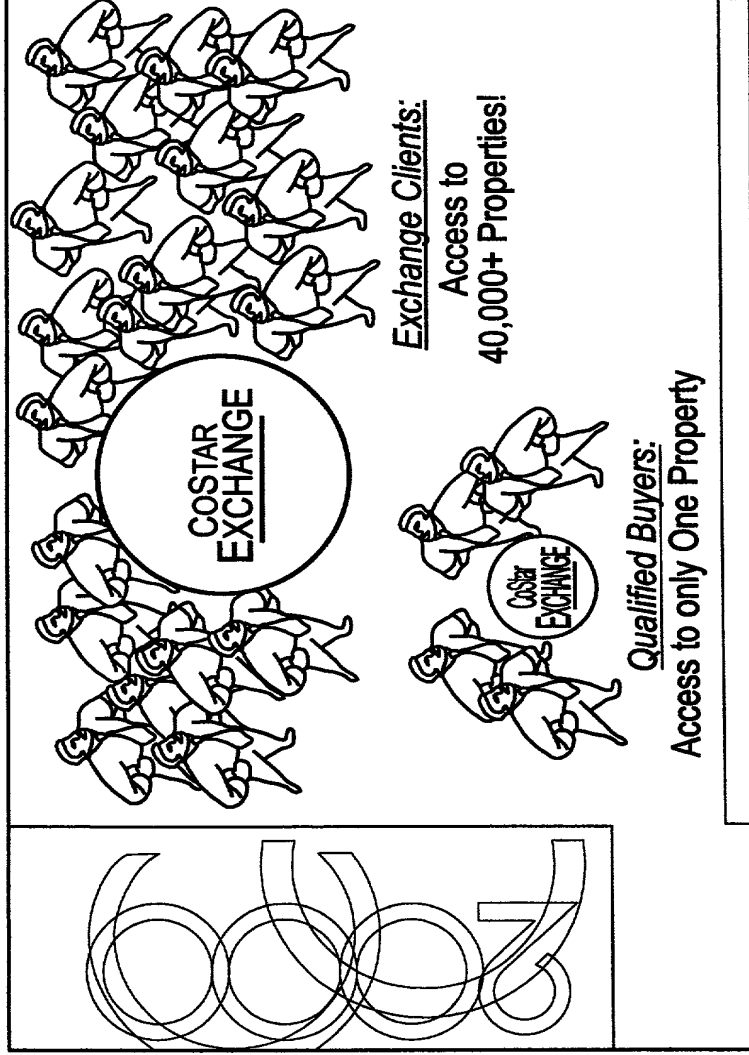
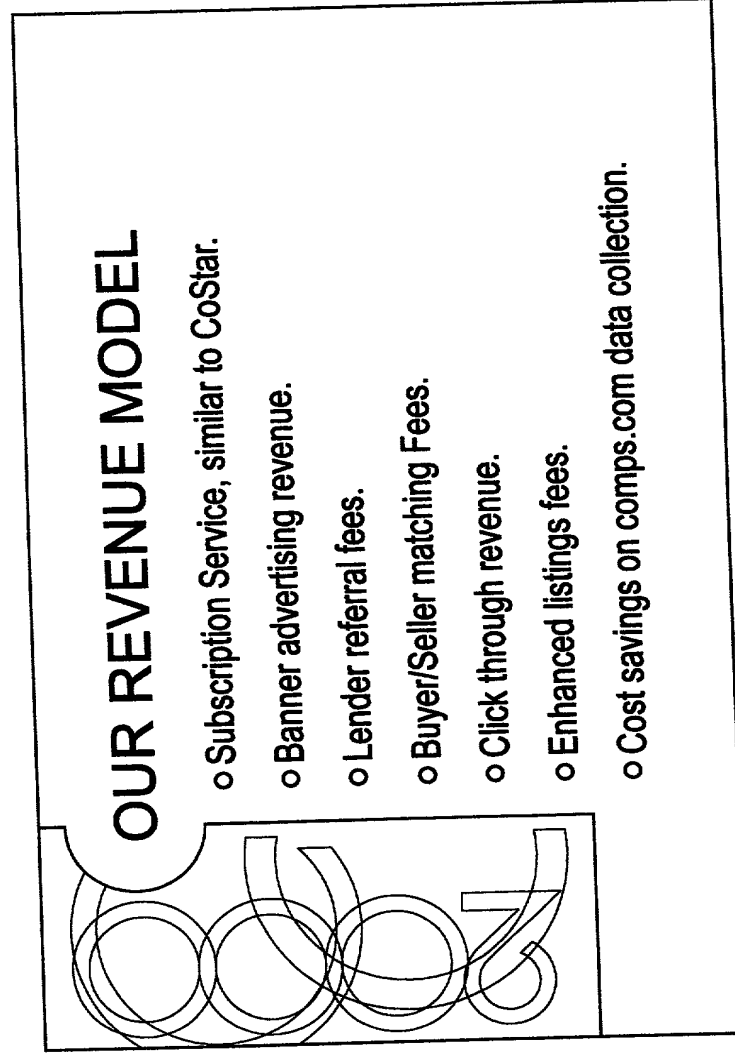


FIG.32





**FIG.33**

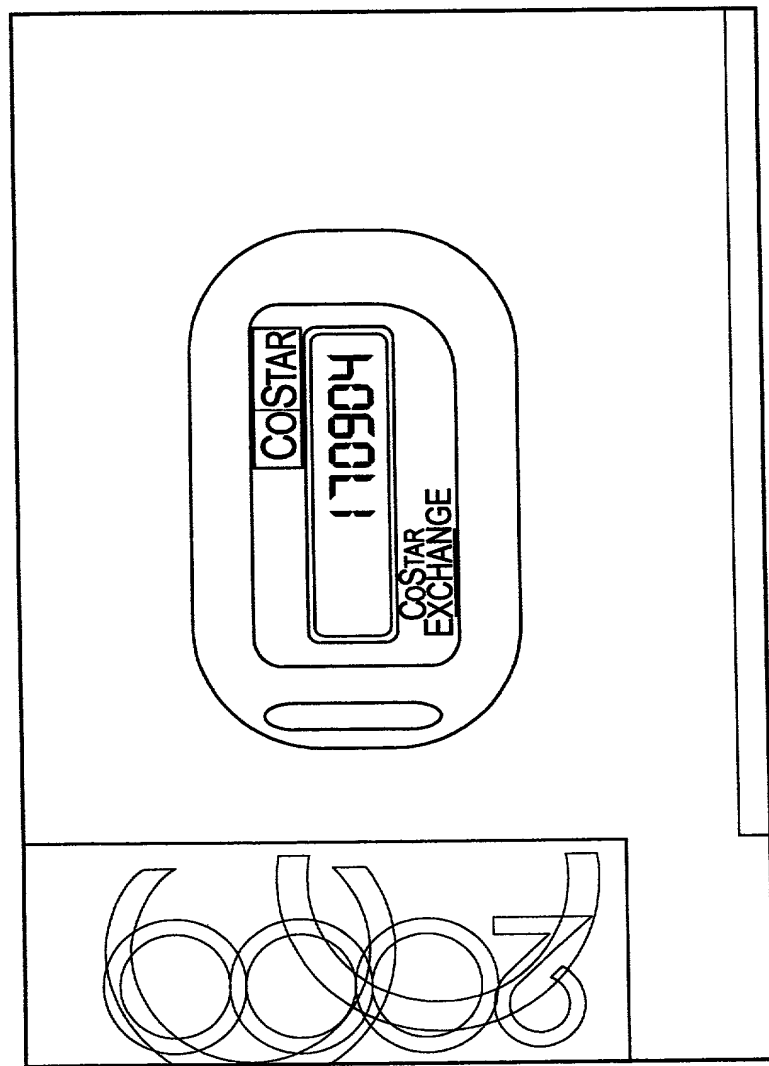


FIG.34

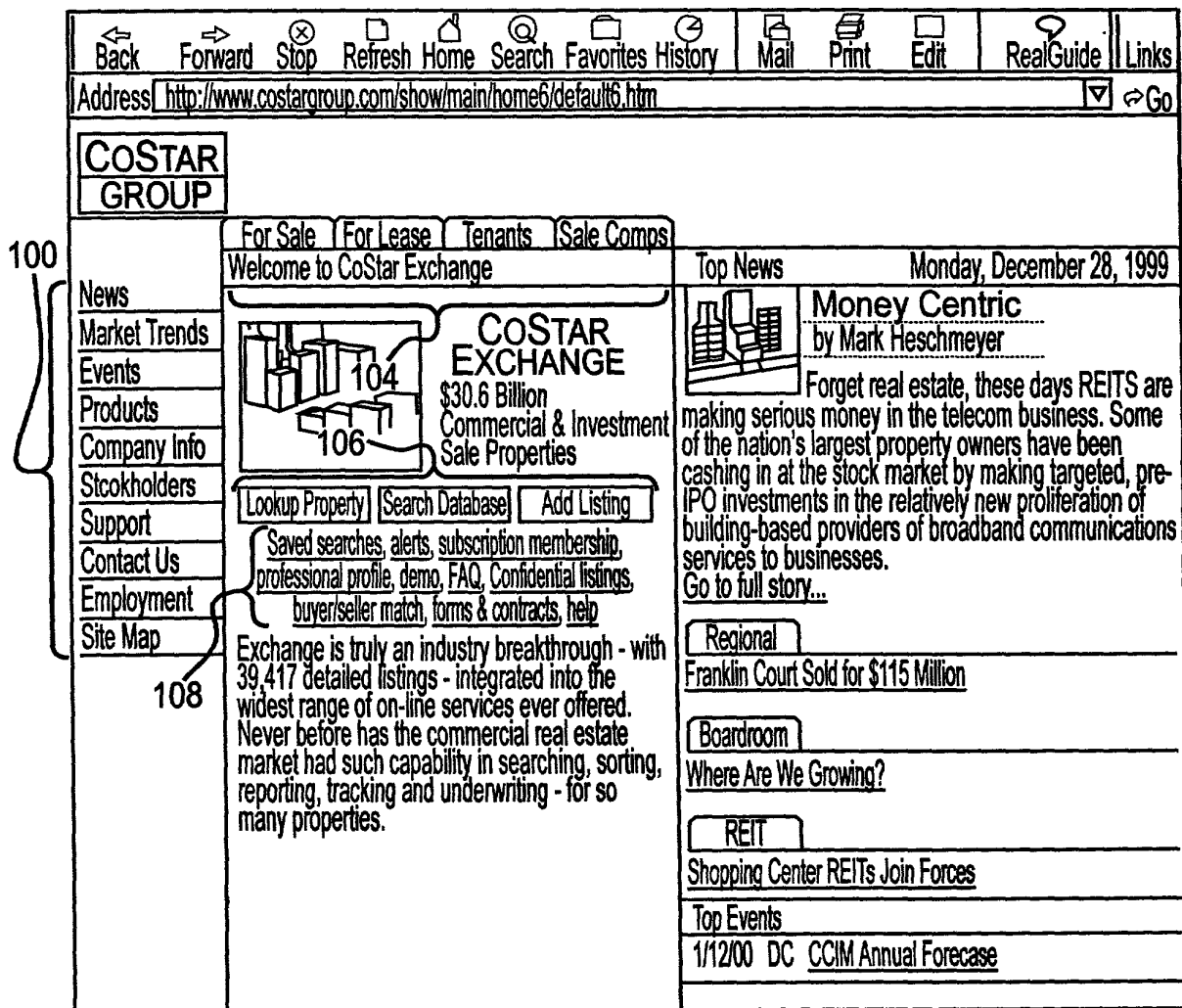


FIG.35

**FIG. 36**

Alert Settings - Microsoft Internet Explorer

File Edit View Favorite Tools Help

COSTAR  
EXCHANGE

Your Alert Settings

CoStar Exchange monitors your Saved Searches and Alerts you when new listings are added which match your search criteria.

☐ Saved Alerts are off.

☐ There are currently 0 Saved Searches being monitored.

☐ Alerts are sent to spark@orig.com

☐ CoStar Exchange will notify you once per day.

Turn Alerts on

Change

Change or Test

Change

Lookup

New Search

Saved Searches

Add Listing

Alerts

Profile

Buyer Match

Forms/Contracts

Demo

FAQ

Help

Done

Internet

FIG.37

Professional Profile - Microsoft Internet Explorer

File Edit View Favorite Tools Help

# COSTAR EXCHANGE

Lookup

New Search

Saved Searches

Add Listing

Alerts

Profile

Buyer Match

Forms/Contracts

Demo

FAQ

Help

## Professional Profile

Your Professional Profile will help us customize your interactive experience on this site. Please fill it out completely. Enter any information you believe helps us to accurately reflect your professional background in commercial real estate.

**All information is confidential.** Your profile will be shared only with your approval when you request Propriety Listing Information or submit capabilities identification. Please read [privacy policy](#) for more details.

Thank You.

First Name:  Quentin  
 Last Name:  Foster  
 Title:  
 Company:  
 E-mail Address:  
 Telephone:  
 Fax:  
 Address 1:  
 Address 2:  
 City:  
 State:  
 Zip:  
Principal: ☒  
Broker: ☐  
Other CRE Professional:   
Memberships:  CCIM  
Property Interest: ☐ Office ☐ Industrial  
☐ Multi-Family ☐ Hospitality  
☐ Retail ☐ Land ☐ Other  
Location Interests:   
Transaction Range (\$):  to   
Purchase Structure: ☒ Leveraged ☐ Cash  
Transaction History: Please summarize up to 10 key transactions you have been involved in during the past two years. Include for each: property value, type, city and closing date(s).  
 (e.g. \$4,500,000 Office, LA, 3/99)  
I'm interested in: ☐ Subscription Membership  
☐ Listing Properties in Exchange  
☐ Banner Advertising

Submit

Done ☐ Internet

FIG.38

<input type="checkbox"/> Proprietary Listing Access - Microsoft Internet Explorer <input type="checkbox"/> File <input type="checkbox"/> Edit <input type="checkbox"/> View <input type="checkbox"/> Favorite <input type="checkbox"/> Tools <input type="checkbox"/> Help	
<b>COSTAR EXCHANGE</b> 2 of 257 <input type="button" value="Next"/> <input type="button" value="Back"/> <input type="button" value="Results"/> <input type="button" value="Remove"/> <input type="button" value="Print"/> <input type="button" value="☆"/> New Search	<div> <input type="checkbox"/> Confidential              Manhattan, NY              Class A Office Building Offered at \$205,000,000           </div> <div> <input type="checkbox"/> Proprietary Listing Information              To obtain access to the proprietary information for this listing, please click on the link below.              Your request will be sent to the Listing entity, along with the Professional Profile you completed when registering for the Exchange Service. You will soon be notified via email whether your request has been approved.           </div> <div> <input type="checkbox"/> Non-disclosure Terms and Conditions           </div> <div> <input type="button" value="I accept"/> </div>
<input type="checkbox"/> Done	

FIG.39

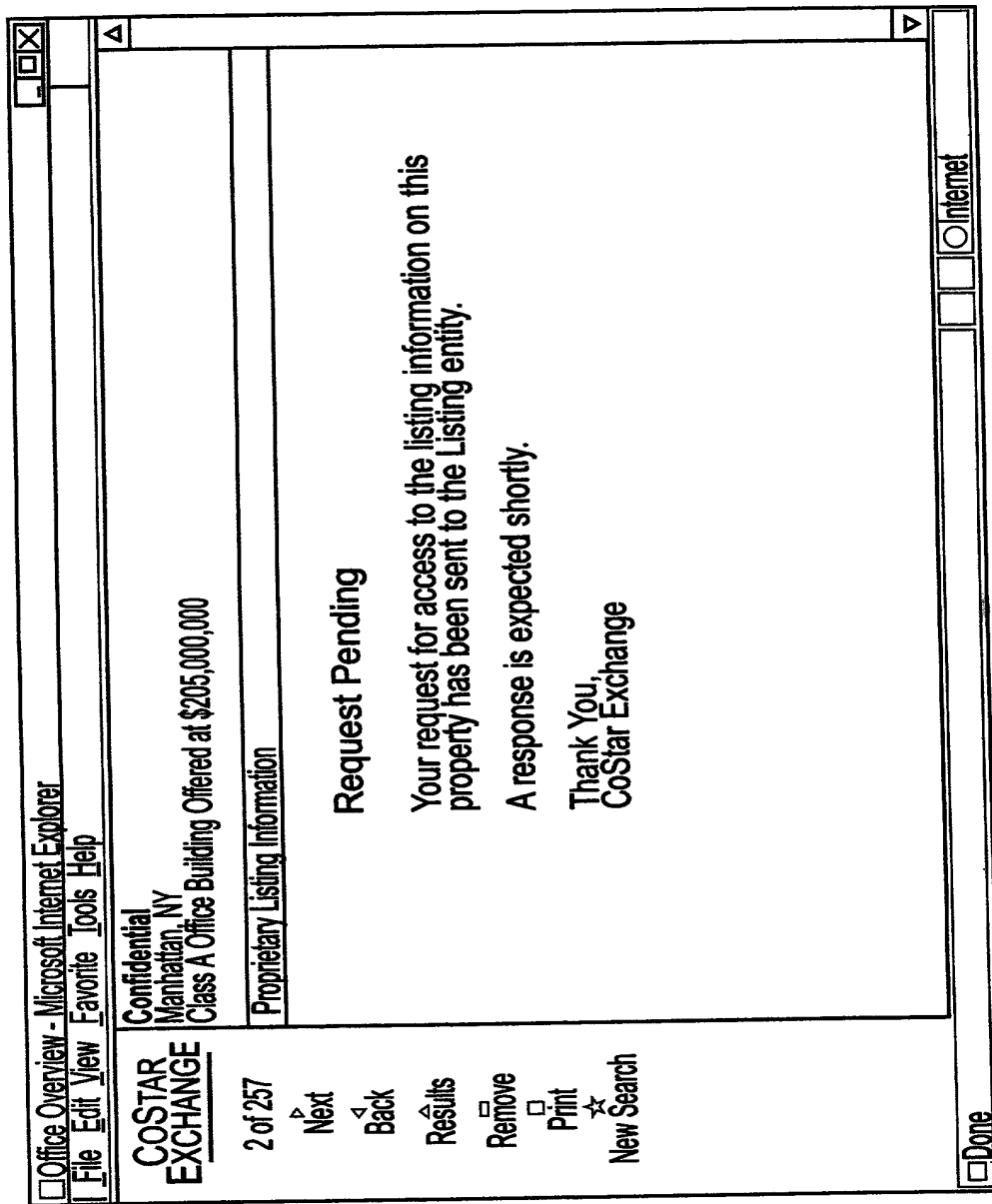


FIG.40



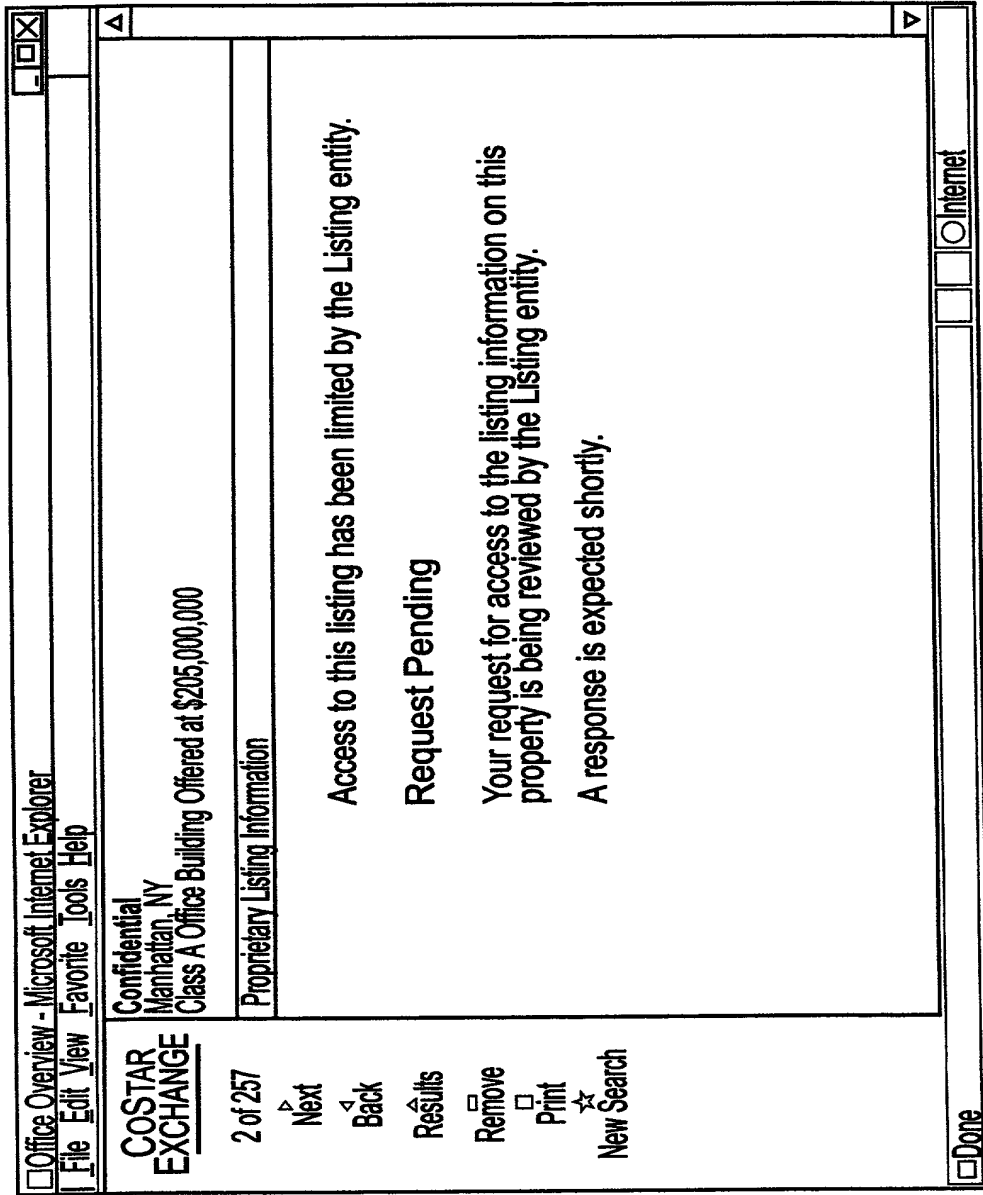


FIG.41

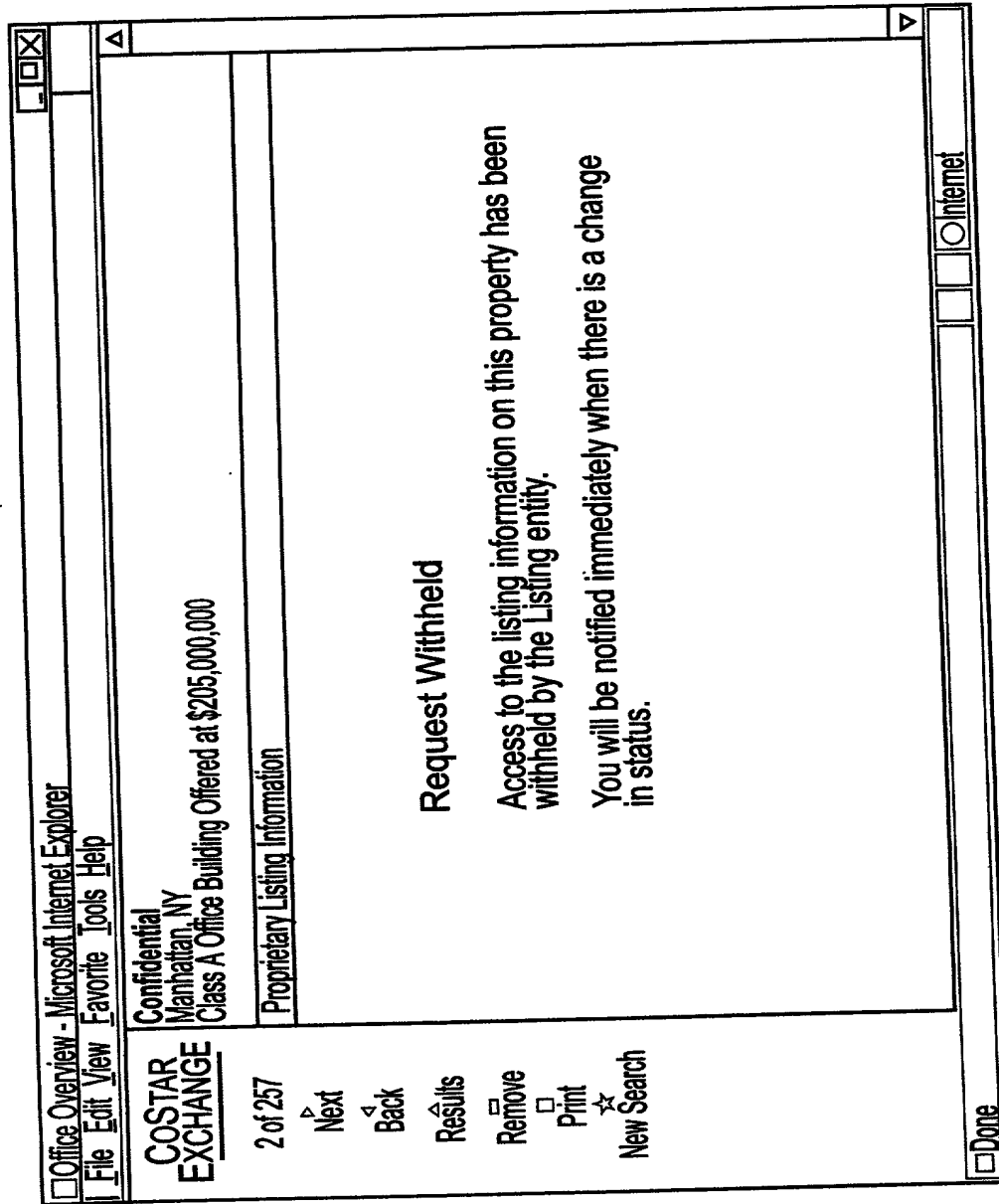


FIG.42

**FIG. 43**

**COSTAR  
EXCHANGE**

**Property Look Up Results List**

Exchange Home

Print Results

New Lookup

Address	City	St	Pric	SF Size	Price/S	Cap	Type
1287 Central Park Plz	O'Fallon	IL	\$12,500,000	141,28	\$8		Retail
520 S. Lafayette Park Pl	Los Angeles	CA	\$6,200,000	88,649	\$7		Office
16350 Park 10 Pl	Houston	TX	\$5,071,220	73,712	\$6	11.00	Office
8701 Park Place Blvd	Houston	TX	\$5,000,000	148,00	\$3		Indust
16360 Park 10 Pl	Houston	TX	\$4,878,650	68,394	\$7	8.00	Office
790 Park Pl	Long Beach	NY	\$3,200,000	75,000	\$4		Indust
5121 Parkway Plaza Blvd	Charlotte	NC	\$2,550,000	23,000	\$111		Office
6-9 Park Pl	Lodi	NJ	\$875,00	28,000	\$3		Indust
1975 Park Pl N	Atlanta	GA	\$600,00	10,352	\$5		Office
7627 Park Place	Green Oak Two	MI	\$525,00	11,400	\$4		Indust
1950 Park Pl N	Atlanta	GA	\$450,00	6,000	\$7		Office
Park Pl	Kissimmee	FL	\$450,00				Land
1021 Park Pl	Wilmington	DE	\$279,00	2,000	\$140		Office
11362 Monier Park Pl	Rancho Cordova	CA	\$250,00	5,000	\$5		Indust
46 Park Pl	Branford	CT	\$225,00				Land
11358 Monier Park Pl	Rancho Cordova	CA	\$213,75	3,750	\$5		Indust
1801 Park Court Pl	Sania Ana	CA	\$107,20	13,400	\$		Land
Park Plaza Dr	Cerritos	CA					Land
Cherry Park Dr @ Copperfi...	Houston	TX					Land
Park Plaza Dr	Cerritos	CA					Land

**FIG.44**

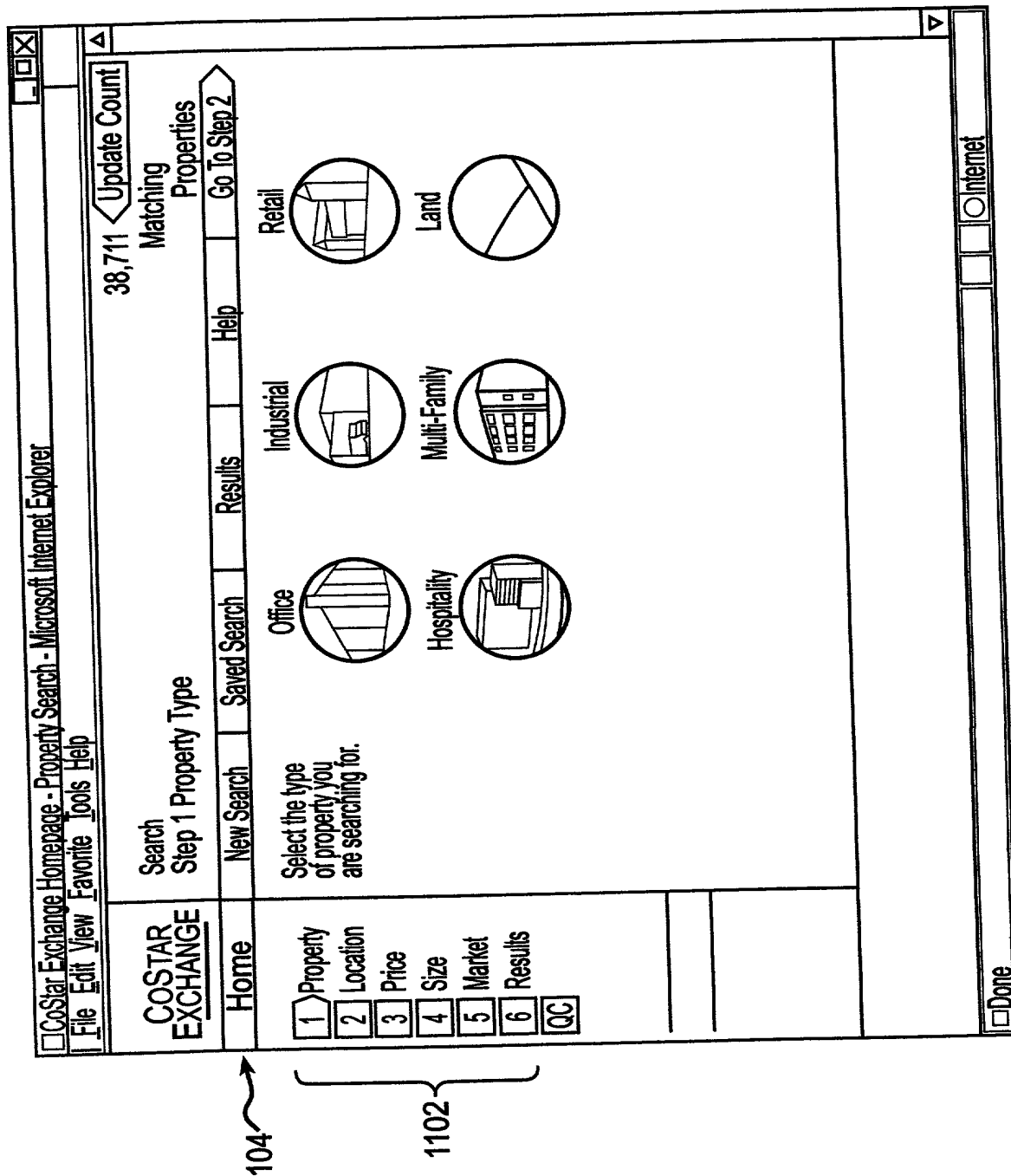


FIG. 45

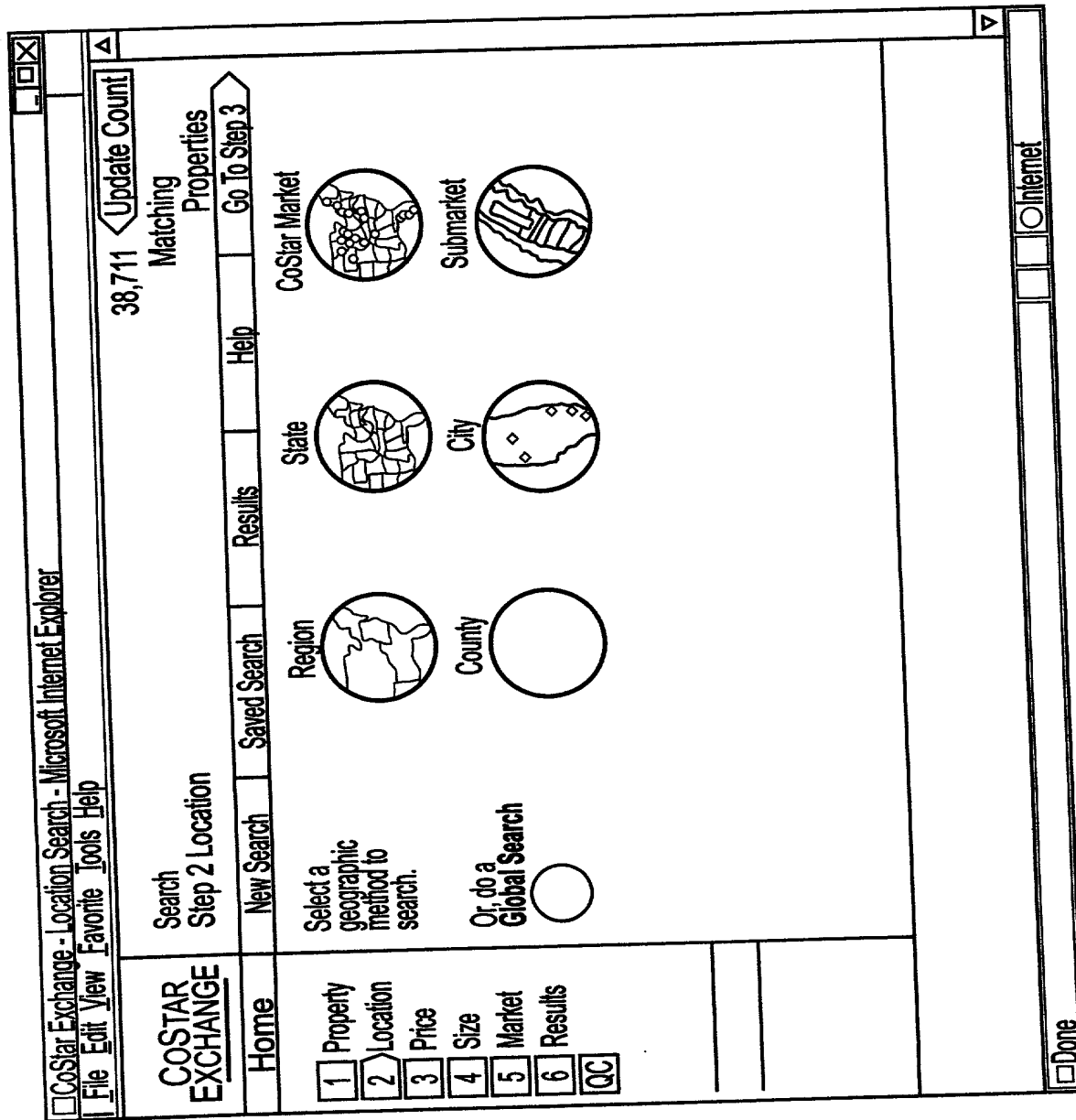


FIG.46

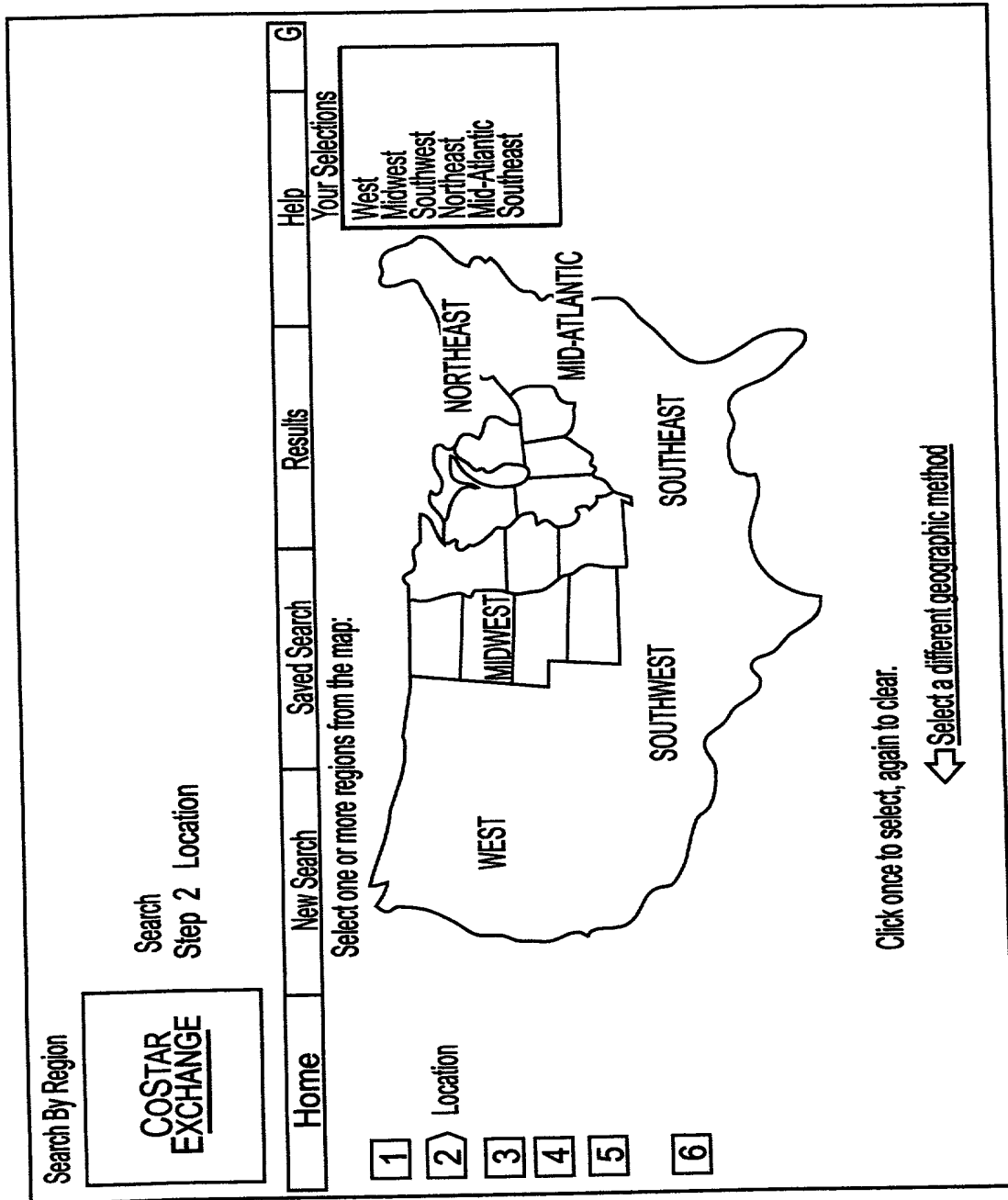


FIG.47

<a href="http://208.205.186.21/ExchangeSI/Query/Search/PriceOffice.asp">http://208.205.186.21/ExchangeSI/Query/Search/PriceOffice.asp</a> - Microsoft Internet Explorer	
File Edit View Favorite Tools Help	
COSTAR EXCHANGE	
Home Search Step 3 Price	
38,711 Matching Properties	
Update Count	
Go To Step 4	
Specify the financial condition of your search. You can choose both high and low ranges or just one condition.	
Key Indicators	
Sale Price To	
Price/SF To	
Cap Rate To %	
Annual Income Values	
Gross Income To	
Net Operating Income To	
Pre Tax Cash Flow To	
Financing	
Down Payment To	
Loan Amount To	
Loan Payment To	
Annual Monthly	
Assessed Values	
Assessed Land Value To	
Assessed Improvement To	
Total Assessed Value To	
Ratio of Land/Improvements %	
Asking Price/Assessed Value To	
Total Per SF	
Total Per SF	
Total Per SF	
Done	
Internet	

FIG.48



☐ CoStar Exchange - Size Search - Microsoft Internet Explorer

File Edit View Favorites Tools Help

COSTAR EXCHANGE

Home

New Search

Saved Search

Results

Help

Go To Step 5

1 Property

2 Location

3 Price

4 Size

5 Market

6 Results

QC

Search

Step 4 Size

38,711

Update Count

Matching Properties

Specify the size and features you want CoStar Exchange to find.

Size

Total Rentable Space SF

To

Typical Floor Size SF

To

Stories

To

Characteristics

Year Built

To

Year Built or Renovated

To

Total Available SF

To

Percent Leased

To

%

Asking Rental Rates/SF

\$

To

Building Class

☐ A
☐ B
☐ C

Use

☐ Income Property
☐ Owner/User

Occupancy

☐ Multi Tenant
☐ Single Tenant

Occupancy

☐ Multi Tenant
☐ Single Tenant

Building Status

☐ Existing
☐ Under Construction
☐ Proposed

Flex Buildings

☐ Do Not Include

Company

Listing Brokerage Company

Done

Internet

FIG.49



**FIG. 51**

Microsoft Internet Explorer

File Edit View Favorite Tools Help

COSTAR EXCHANGE

Lookup

New Search

Saved Searches

Add Listing

Alerts

Profile

Buyer Match

Forms/Contracts

Demo

FAQ

Help

Saved Search

Related Tasks

Saving your search saves the conditions of the current search making it easy for you to re-run this search again later.

1 Enter a descriptive name for this search. You'll use this name to find it again later.

Saved Search #1

2 Would you like CoStar Exchange to automatically Alert you when new properties are added that match the conditions in this search?

Yes

No

Save

Setup my Alerts






Work with Other Searches I've saved

Done

Internet

FIG.52

of  
▶ Next  
◀ Back  
^ Results  
▮ Remove  
□ Print  
☆ New Search

Overview	Financial	Tenants	Market	Comps	Map
	<b>Investment Summary</b>				
Building	Price:	\$49,500,000	Building Size:	282,000SF	
	Price/SF:	\$175.98	Land Area:	16,560SF	
	Cap Rate:	8.52%	Year Built:	1973, Renov 1987	
	Percent Leased:	96.0%	Sales Status:	Under Contract	
	<b>Highlights</b>				
Lobby	The property offers upside potential in the rental income. It has maintained historically high occupancy of 90% or greater. Credit tenants account for 65% of the leased space and included Source Capital and several others. The building was completely renovated in 1987 at a cost of over \$6,000,000.				
	<b>Property Description</b>				
	Building Size:	282,000SF	Building Class:	Class A	
	Number of Floors:	16	Land Area:	16,560SF	
	Typical Floor Size:	13,200SF	Lot Dimensions:	120x180	
	Core Factor:	11.4%	Building FAR:	13.2	
	Elevators:	4	Zoning:	LAC2-IVL&O	
	Percent Leased:	96.0%	Parking Ratio:	3.8:1000SF	
Floor Plan	Available Space:	55,731SF	Open Parking:	350	
	Vacant Space:	23,000SF	Covered Parking:	722	
	Number Tenants:	33	Parking Spaces:	1,072	
	Avg Tenant Size:	8,545SF	Parking Rates:	\$120/Reserved	
	► Tenants enjoy ocean views and mountain views from all floors. The property is conveniently located between Century Park East and Roxbury Drive.				
Aerial	<b>Assessment Values</b>				
	Assmt Land:	\$24,150,000	Property Tax Rate:	1.023%	
	Assmt Improvements:	\$10,350,000	Annual Property Tax:	\$560,000	
	Total Assmt:	\$34,500,000	Property Tax/SF:	\$2.0	
	<b>Location</b>				
Map	Metro Market: Los Angeles				
	County: Los Angeles				
	Submarket: West Los Angeles				
	Zip Code: 90035				
Map Book/Page: 41-C-15					
Block/Lot: Not Specified					
Parcel Number: 413-01-297					
► Comments about the location will go here					

**FIG. 53A**

CONT.FROM FIG. 53A

Downloads	Building Team
Financial	Property Manager: Arden Realty
Risk & Sensibility	Developer: NoSpecified
Pro Forma Income	Architect: GenslerAssoc
Cash Flow Assumption	CoStar Contact: Andrew Harris
10 Yr Cash Flow Schedule	(301)917-1970 (phone)
Tenant	(800)603-1301 (fax)
Rent Roll	Transaction Guidelines
Other Tenant Info	Sales Status: UnderContract
PIX Tour	Marketing: October7,1999-December14,1999
Pico & Elm Lobby	Final Offers: January15,2000
	Contract Signing: February15,2000
	Closing: April15,2000
	Active on Exchange: October28,1999
	Last Update: November11,1999
	Days on Market: 38
	Presented By
	BeitlerRealtyServices
	825S.Barrington
	LosAngeles,CA90025
	BarryBeitler
	310-820-2955(phone)
	310-820-2956(fax)
	<a href="http://www.beitler.com">www.beitler.com</a>

FIG.53B

Office Financial - Microsoft Internet Explorer

File Edit View Favorite Tools Help

**COSTAR EXCHANGE**

2 of 257  
Next  
Back  
Results  
Remove  
Print  
New Search

**9911 West Pico Blvd.**  
Century Park Center  
Los Angeles, California  
A 282,000 SF Office Building Offered at \$49,500,000

Overview Financial Tenants Market Comps Map

**Financial Overview**

Price: \$49,500,000  
Price/SF: \$175.98  
Use: Income Property  
Cap Rate: 8.52%

**Financial Worksheet**

Change a field in the worksheet and click "calculate" to refresh the section with new numbers.

Down Payment:	\$2,308,150	Price: \$	20,000,000
New Loan:	\$20,000,000.00	Cap Rate:	5.00 %
Net Operating Income:	\$1,000,000	Down Payment:	30 %
Loan Payment:	\$520,012	Interest Rate:	0.00 %
Pre-Tax Cash Flow:	\$172,433	Loan Term:	30
		<b>Calculate</b>	

**Income & Expense**

Gross Income:	\$6,627,000	Taxes:	\$560,000
Other Income:	\$1,405,000	Insurance:	\$109,784
Vacancy Allowance:	\$(401,600)	Utilities:	\$871,090
Operating Expenses:	\$(3,418,200)	Wages:	\$423,691
Net Operating Income:	\$4,218,200	Maintenance:	\$409,000
Loan Payment:	\$(3,381,948)	Management:	\$275,000
Pre-Tax Cash Flow:	\$836,252	Misc/Reserves:	\$813,635
Current Asking Rent/SF:	\$26.10	Total Est Expenses:	\$(3,412,200)
Est Average Rent/SF:	\$23.50	Est Expenses/SF:	\$12.10

**Existing Financing**

Lender:	First Union	Existing Loan:	\$925,000
Loan Payment:	\$88,368	Interest Rate:	8.0
Due Date:	November 1, 2027	Loan Term:	30

☐ Done ☐ Internet

FIG.54

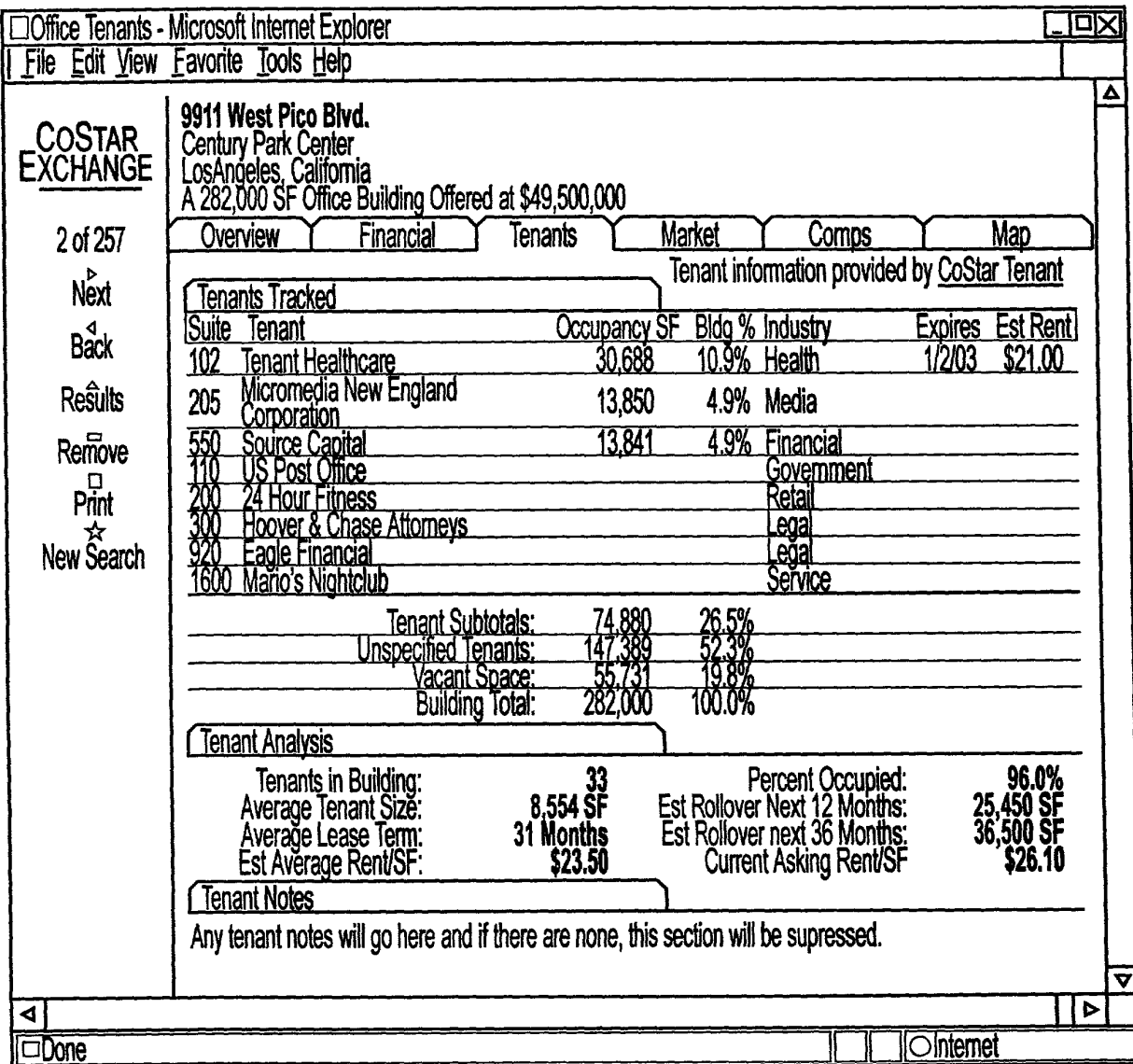


FIG.55



**9911 West Pico Blvd.  
Century Park Center  
Los Angeles, California  
A 282,000 SF Office Building Offered at \$49,500,000**

## Overview

## Financial

## Tenants

## Market

**Comps**

## Map

Market information provided by **CoStar Property**

Next

**Back**

## Results

Remove

Print

## New Search

	Subject Property	Class A Office Properties West LA	Office Properties West LA	Office Properties Los Angeles
Number of Buildings:	1	320	1,268	7,225
Total Rentable Space:	282,000 SF	42,084,970 SF	61,790,134 SF	338,590,353 SF
Average Building Size:	282,000 SF	131,515 SF	48,731 SF	46,864 SF
Average Tenant Size:	8,545 SF	7,500 SF	7,105 SF	6,642 SF
Average Building Age:	26 YRS	21 YRS	19 YRS	17 YRS
Percent Leased:	96.0%	94.6%	91.0%	85.8%
# Available Spaces:	12	854	1426	9,476
Available Space:	23,000 SF	4,372,598 SF	7,836,351 SF	58,802,084 SF
Avg Available Space:	23,000 SF	36,500 SF	21,500 SF	22,000 SF
Vacant Space:	23,000 SF	2,932,402 SF	4,483,173 SF	42,846,930 SF
Avg Vacant Space:	23,000 SF	35,000 SF	24,500 SF	23,000 SF
Vacancy Rate:	8.20%	5.40%	6.20%	11.75%
Vacancy YAG:	4.60%	8.70%	8.50%	13.20%
Vacancy Rate vs YAG:	-3.60	+3.30	+2.30	+1.55

	Subject Property	Class A Office Properties West LA	Office Properties West LA	Office Properties Los Angeles
Total Existing Space:	282,000 SF	40,290,320 SF	59,711,779 SF	326,853,331 SF
Under Construction:	0	1,135,000 SF	1,193,000 SF	3,783,310 SF
Renovation:	0	391,328 SF	559,972 SF	1,718,345 SF
Proposed:	0	268,322 SF	325,383 SF	6,235,367 SF
Total Rentable Space:	282,000 SF	42,084,970 SF	61,790,134 SF	338,590,353 SF
12 Months Gross Absp:	40,174 SF	3,698,607 SF	15,811,532 SF	24,260,592 SF
12 Months Net Absp:	15,656 SF	848,195 SF	3,604,829 SF	2,302,255 SF

	Subject Property	Office Properties West LA	Office Properties West LA	Office Properties Los Angeles
Avg Asking Price/SF:	\$175.98	\$181.90	\$128.60	\$101.55
Avg Asking Rents:	\$26.10	\$30.60	\$30.36	\$28.25
Avg Asking Rents YAG:	\$28.10	\$34.85	\$32.57	\$29.85
Rent Change vs YAG:	+\$2.00	+\$3.45	+\$2.51	+1.16

Updated October 28, 1999

☐ Internet

**FIG. 56**

Office Comps - Microsoft Internet Explorer

File Edit View Favorite Tools Help

COSTAR EXCHANGE

2 of 257

Next

Back

Results

Remove

Print

New Search

9911 West Pico Blvd.

Century Park Center

Los Angeles, California

A 282,000 SF Office Building Offered at \$49,500,000

Overview

Financial

Tenants

Market

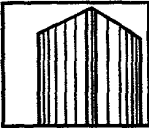
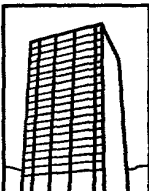
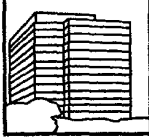
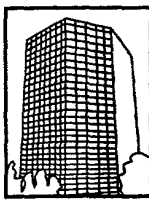
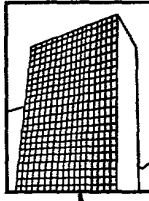
Comps

Map

Comparable sales information provided by Comps, Inc.

Comparable Sale Properties

Show Comparable Properties Sorted by: 2306

Address	City	Distance	Building Size	Year Built	Sale Price	Price/SF	Cap Rate	Sale Date
 <div> <div>9911 West Pico Blvd • Los Angeles, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 245,413 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1981</div> </div> <div> <div>Price: \$49,500,000</div> <div>Price/SF: \$199.83/SF</div> <div>Cap Rate: N/A</div> </div> <div>Subject Property</div> <div>Full Details</div> </div>								
 <div> <div>100 Wilshire Blvd • GTE Building • Santa Monica, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 245,414 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1968</div> </div> <div> <div>Sold Price: \$90,000,000</div> <div>Price/SF: \$177.65/SF</div> <div>Cap Rate: N/A</div> <div>Sale Date: June 3, 1996</div> </div> <div>Buyer: Lehman Brothers Partnership Corporation</div> <div>0.1 miles from Subject</div> <div>Full Details</div> </div>								
 <div> <div>401 Wilshire Blvd • First Federal Square • Santa Monica, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 325,249 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1971</div> </div> <div> <div>Sold Price: \$90,000,000</div> <div>Price/SF: \$177.65/SF</div> <div>Cap Rate: N/A</div> <div>Sale Date: June 5, 1996</div> </div> <div>Buyer: Douglas Emmett</div> <div>0.1 miles from Subject</div> <div>Full Details</div> </div>								
 <div> <div>11755 Wilshire Blvd • Wilshire Landmark I • Los Angeles, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 317,249 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1986</div> </div> <div> <div>Sold Price: \$90,000,000</div> <div>Price/SF: \$173.77/SF</div> <div>Cap Rate: 8.00%</div> <div>Sale Date: June 15, 1998</div> </div> <div>Buyer: CALSTRS</div> <div>0.4 miles from Subject</div> <div>Full Details</div> </div>								
 <div> <div>1900 Avenue of the Stars • Wilshire Landmark I • Los Angeles, CA 90401</div> <div> <div>Building Class: Class A Office</div> <div>Building Size: 596,384 SF</div> <div># of Floors: 16 Floors</div> <div>Year Built: 1969/1992</div> </div> <div> <div>Sold Price: \$90,000,000</div> <div>Price/SF: \$173.77/SF</div> <div>Cap Rate: 8.00%</div> <div>Sale Date: June 28, 1998</div> </div> <div>Buyer: Divco West Properties</div> <div>0.5 miles from Subject</div> <div>Full Details</div> </div>								

2302

2304

Done

Internet

FIG.57

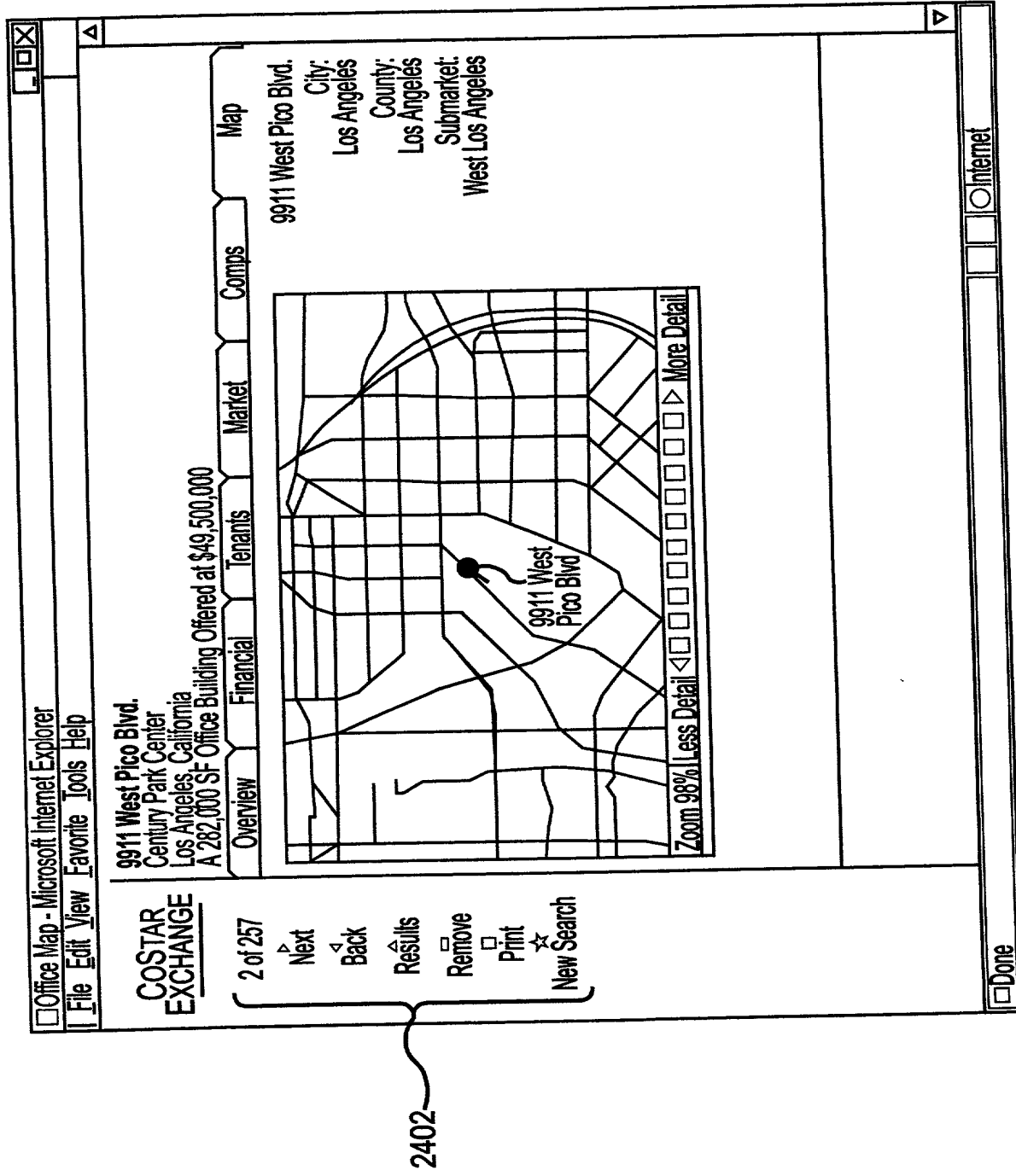


FIG. 58

COSTAR

GROUP

Product & ServicesCorporate InfoSupportContact UsSite Map

Building Questionnaires

Please select the type of property you wish to profile in CoStar Property:  

o For Lease Properties

o Office

o Industrial

o For Sale Properties

o Coming Soon!

If you prefer to fax your questionnaire, click on the link to download the corresponding form in PDF format\*.

o Office

o Industrial

Please note: Data that is submitted by this questionnaire will be transmitted to CoStar Group's Research Division for entry into CoStar Property. This does not submit data directly into CoStar Property. For more information, please contact CoStar Group at [info@costargroup.com](mailto:info@costargroup.com).

HomeProducts & ServicesCorporate InfoSupportSite Map

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[Contact Us](#)

FIG.59

**COSTAR  
GROUP**

Product & Services Corporate Info Support  
**Office Building Questionnaire** Basic Building Information

Contact Us Site Map  
Page 1 of 6

NOTE: Fields in **boldface** are required

Entered By  E-mail Address

Building Address

Do Building

Building Name

City

Washington

Building Status  
☒ Existing  
☐ Under Construction  
☐ Under Renovation  
☐ Proposed  
☐ Land

Building Type  
☒ Office  
☐ Condo/Coop  
☐ Professional/Medical

State

DC

Zip Code

20004

Taxes Year

Taxes Operating

Parking  
 Parking Ratio:  /1000  
 Covered:  /SF  
 Monthly Rate:  /SF  
 Surface:  /SF  
 Monthly Rate:  /SF

Owner Occupied  
☐ Yes ☐ No  
 Zoning

Tenancy  
☐ Multi ☐ Single

Year Renovated

OSF  Acres  
 Typical Floor Size  SF

Total Rentable Building Area  SF  
 Stories  5  
 Year Built

Land Area

☒ I am the Leasing Contact  
 Building Web Site Address

Submarket

County

DC

**FIG. 60**

Loss/Core Factor <input type="text"/> %	Elevator <input type="checkbox"/> Passenger # <input type="text"/>	<input type="button" value="Clear"/> <input type="button" value="Suite Level Information &gt;&gt;&gt;"/>	
	<input type="checkbox"/> Freight # <input type="text"/>		
Home	Products & Services	Corporate Info	Support
<a href="#">Terms of Use</a>	<a href="#">Privacy Policy</a>	<a href="#">Photo Restrictions</a>	<a href="#">Contact Us</a>
		<a href="#">Site Map</a>	

FIG.61

# COSTAR GROUP

Office Building Questionnaire Suite Level Information

Product & Services Corporate Info Support Contact Us Site Map  
Page 2 of 6

Floor <input type="text"/> Suite <input type="text"/>		Square Feet Available Total <input type="text"/> Max Contiguous on Floor <input type="text"/>		Space Type: <input checked="" type="radio"/> Relet/Direct <input type="radio"/> Office <input type="radio"/> New <input type="radio"/> Office/Retail <input type="radio"/> Sublet <input type="radio"/> Retail <input type="radio"/> Medical Lease Term or Sublet Through Date <input type="text"/>	
Rent/SF( <input type="radio"/> Annually <input type="radio"/> Monthly ) \$ <input type="text"/> To \$ <input type="text"/>		Smallest <input type="text"/>		Occupancy <input type="text"/> / <input type="text"/>	
BSMT <input type="text"/>		Services <input type="text"/>		Listing Contacts >>	
Suite Notes: <input type="text"/>		Clear <input type="text"/> Save Suite Info <input type="text"/>		Listing Contacts >>	

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[Support](#)
[Contact Us](#)
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[Photo Restrictions](#)
[Contact Us](#)

FIG.62

**COSTAR  
GROUP**

Product & Services Corporate Info Support Contact Us Site Map  
**Office Building Questionnaire** Suite Level Information

Page 2 of 6

Floor	Suite	Square Feet Available		Space Type:	Space Use:
LBBY		Total	Max Contiguous	Relet/Direct	Office
		(Not Divisible)	on Floor		
Rent/SF	Services	5,000	2,500		
To	Occupancy				
	120 Days				
Suite Notes:					

Square Feet Available		Space Type:		Space Use:	
Total	Max Contiguous	Relet/Direct	Office		
Is Divisible	on Floor	New	Office/Retail		
		Sublet	Retail		
			Medical		
			Lease Term or		
			Sublet through Date		

Floor	Suite	Occupancy
BSMT		120 Days

Rent/SF ☐ Annually ☐ Monthly Services

\$  To \$  /

Suite Notes:

**Space Summary:**  
 Total SF Available: 5,000  
 Min. Contiguous Available: 5,000  
 Max. Contiguous Available: 2,500

Cancel << Basic Building Info

Clear

Save Suite Info

Listing Contacts >>

**FIG.63**



<div> <div>COSTAR</div> <div>GROUP</div> </div>		<div> <div>Product &amp; Services</div> <div>Corporate Info</div> </div>		<div> <div>Support</div> <div>Contact Us</div> </div>		<div> <div>Site Map</div> <div>Page 3 of 6</div> </div>	
<div> <div>Office Building Questionnaire</div> <div>Listing Contacts</div> </div>							
<div> <div>Listing Company</div> <div>Address</div> <div>City, State, ZIP</div> <div>Agent One</div> <div>Jo do</div> <div>Title</div> <div>Phone Number (w/ Area Code)</div> <div>Ext</div> <div>E-Mail Address</div> <div>do@do.com</div> <div>Cancel</div> <div>&lt;&lt; Suite Level Info</div> </div>				<div> <div>Phone Number (w/ Area Code)</div> <div>Ext</div> <div>Fax Number</div> <div>Web Address</div> <div>Agent Three</div> <div>Title</div> <div>Phone Number (w/ Area Code)</div> <div>Ext</div> <div>E-Mail Address</div> <div>Clear</div> <div>Building Team&gt;&gt;</div> </div>			
<div> <div>Home</div> <div>Products &amp; Services</div> </div>		<div> <div>Corporate Info</div> <div>Privacy Policy</div> </div>		<div> <div>Support</div> <div>Photo Restrictions</div> </div>		<div> <div>Contact Us</div> <div>Contact Us</div> </div>	
<div> <div>Terms of Use</div> </div>							

FIG.64

<div> <div>COSTAR</div> <div>GROUP</div> </div>		<div> <div>Product &amp; Services</div> <div>Corporate Info</div> </div>	<div> <div>Support</div> <div>Contact Us</div> </div>	<div> <div>Site Map</div> </div>
<div> <div>Office Building Questionnaire</div> <div>Building Team</div> </div>		<div>Page 4 of 6</div>		
<div>Owner</div> <div></div>	<div>Management Company</div> <div></div>			
<div>Address</div> <div></div>	<div>Address</div> <div></div>			
<div>City, State, ZIP</div> <div></div>	<div>City, State, ZIP</div> <div></div>			
<div>Phone No.</div> <div></div>	<div>Phone No.</div> <div></div>			
<div>Architect</div> <div></div>	<div>Property Manager</div> <div></div>	<div>On-Site Management</div> <div> <input type="radio"/> Yes <input type="radio"/> No         </div>		
<div>Phone No.</div> <div></div>	<div>Phone No.</div> <div></div>	<div>REIT Owned</div> <div> <input type="radio"/> Yes <input type="radio"/> No         </div>		
<div>Developer</div> <div></div>	<div>Asset Manager</div> <div></div>			
<div>Phone No.</div> <div></div>	<div>Phone No.</div> <div></div>			
<div>Web Address</div> <div></div>	<div>Web Address</div> <div></div>			
<div>Web Address</div> <div></div>	<div>Web Address</div> <div></div>			
<div>Cancel</div> <div></div>	<div>&lt;&lt; Listing Contacts</div> <div></div>	<div>Clear</div> <div></div>	<div>Features/Mkt Notes&gt;&gt;</div> <div></div>	
<div>Home</div>	<div>Products &amp; Services</div>	<div>Corporate Info</div>	<div>Support</div>	<div>Contact Us</div>
<div>Terms of Use</div>	<div>Privacy Policy</div>	<div>Photo Restrictions</div>	<div>Contact Us</div>	<div>Site Map</div>

FIG.65

COSTAR

GROUP

Product & ServicesCorporate InfoSupport

Office Building QuestionnaireMarketing Notes/Amenities

Marketing Notes

Amenities

- Atrium
- Auditorium
- Balconies
- Banking
- Commuter Rail
- Concierge
- Conference Facility
- Convenience Store

Cancel

<<Building Team

Click once to select, again to deselect

Clear

Major Tenants>>

HomeProducts & ServicesCorporate InfoSupport

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Photo Restrictions

Contact Us

Contact UsSite Map

Page 5 of 6

FIG.66

COSTAR

GROUP

Office Building Questionnaire

Product & Services   Corporate Info   Support   Contact Us   Site Map

Major Tenants

Page 6 of 6

# Major Tenant Name   Square Feet   Add

1.   

<<Amenities/Mkt Notes

Clear

Submit Questionnaire

Home   Products & Services   Corporate Info   Support   Photo Restrictions   Contact Us

Terms of Use   Privacy Policy

FIG.67



Site Map

Contact Us

Support

Product & Services Corporate Info

Thank You!

Thank you for submitting your office questionnaire!

A CoStar Group research analyst will be contacting you shortly.

Please keep this tracking number for your records: 602

Click here to return to the CoStar home page

Site Map

Contact Us

Support

Products & Services Corporate Info

Home

Contact Us

Photo Restrictions

Privacy Policy

Terms of Use

FIG.68

**FIG. 69**

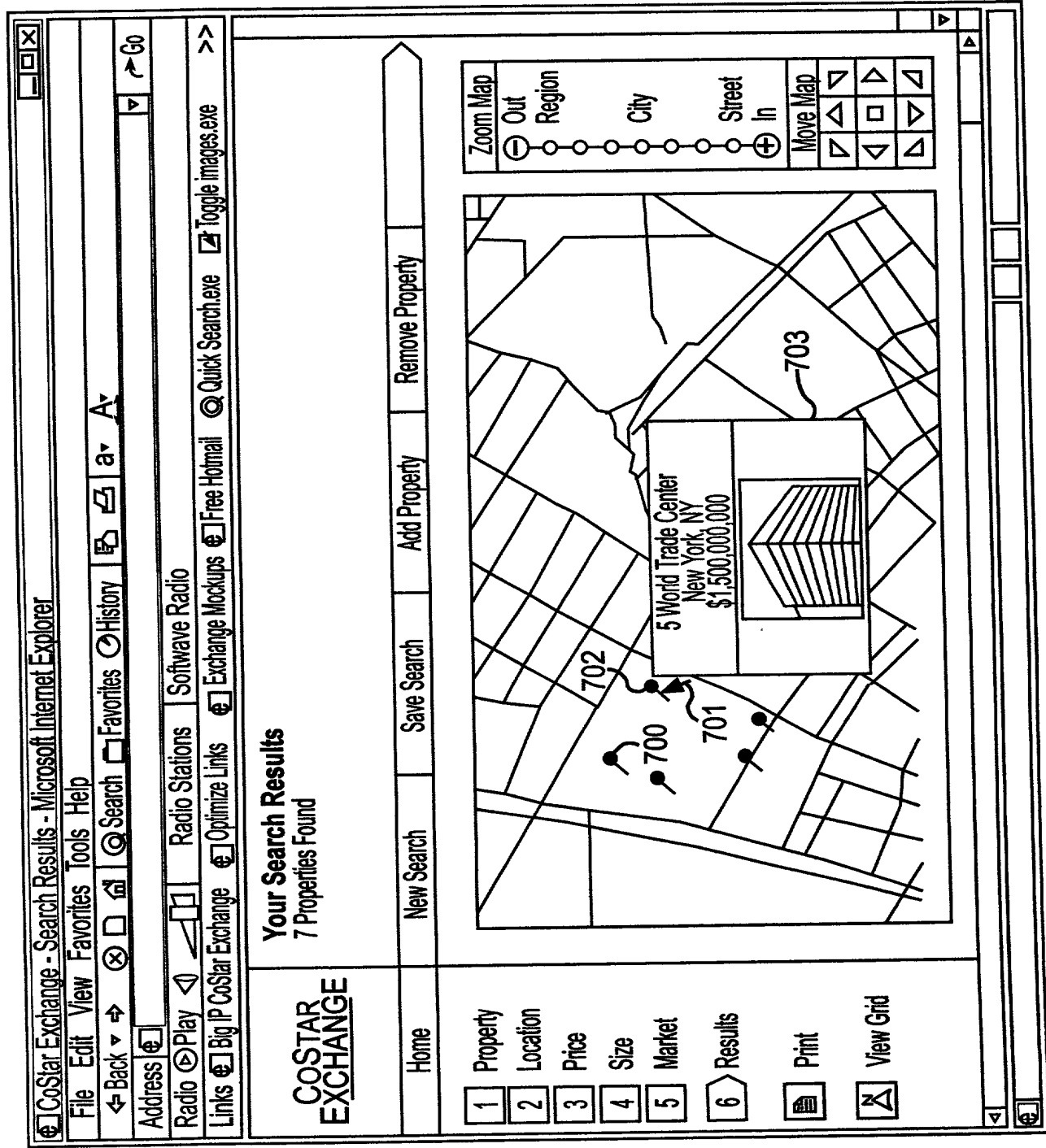


FIG.70

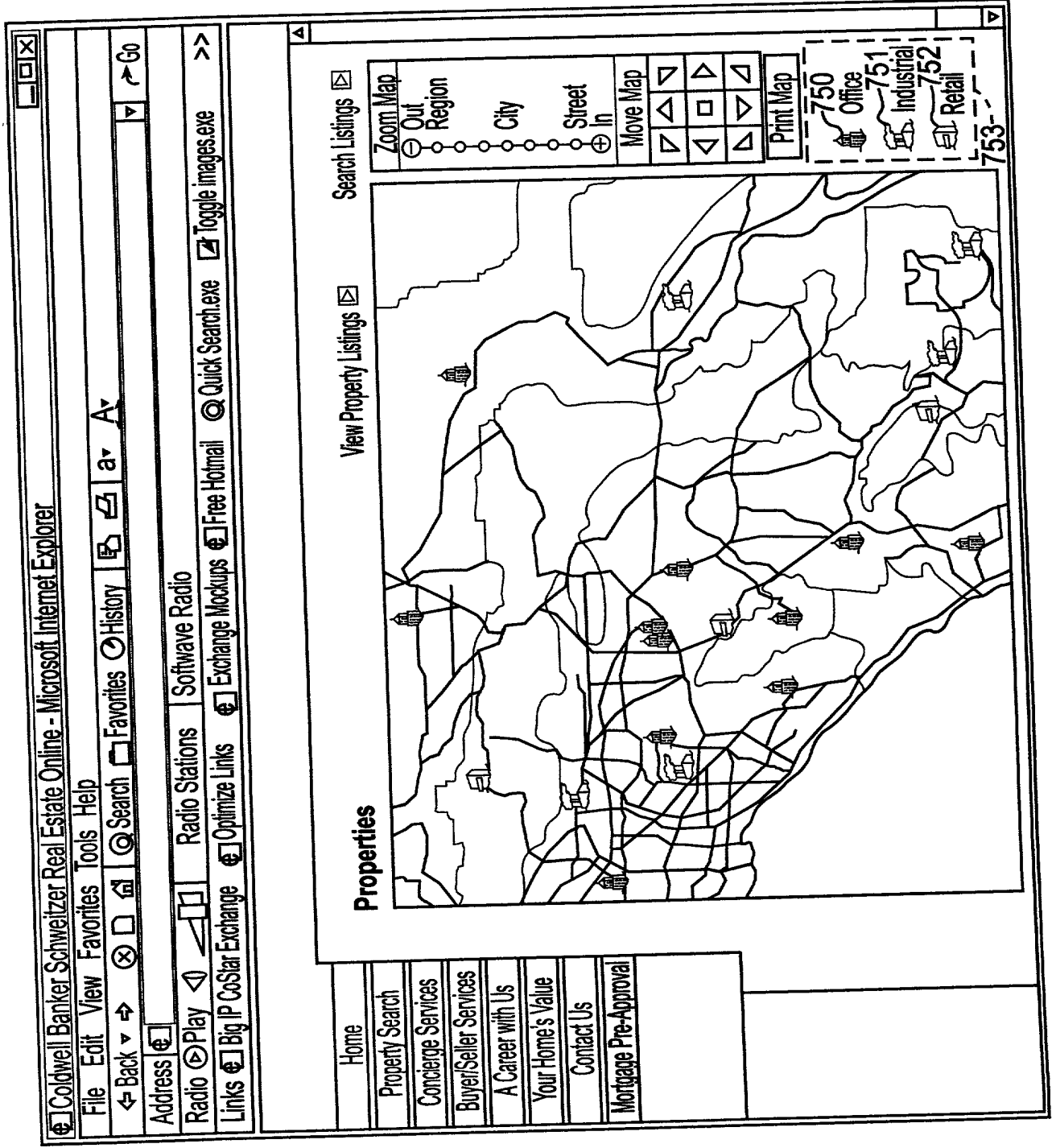
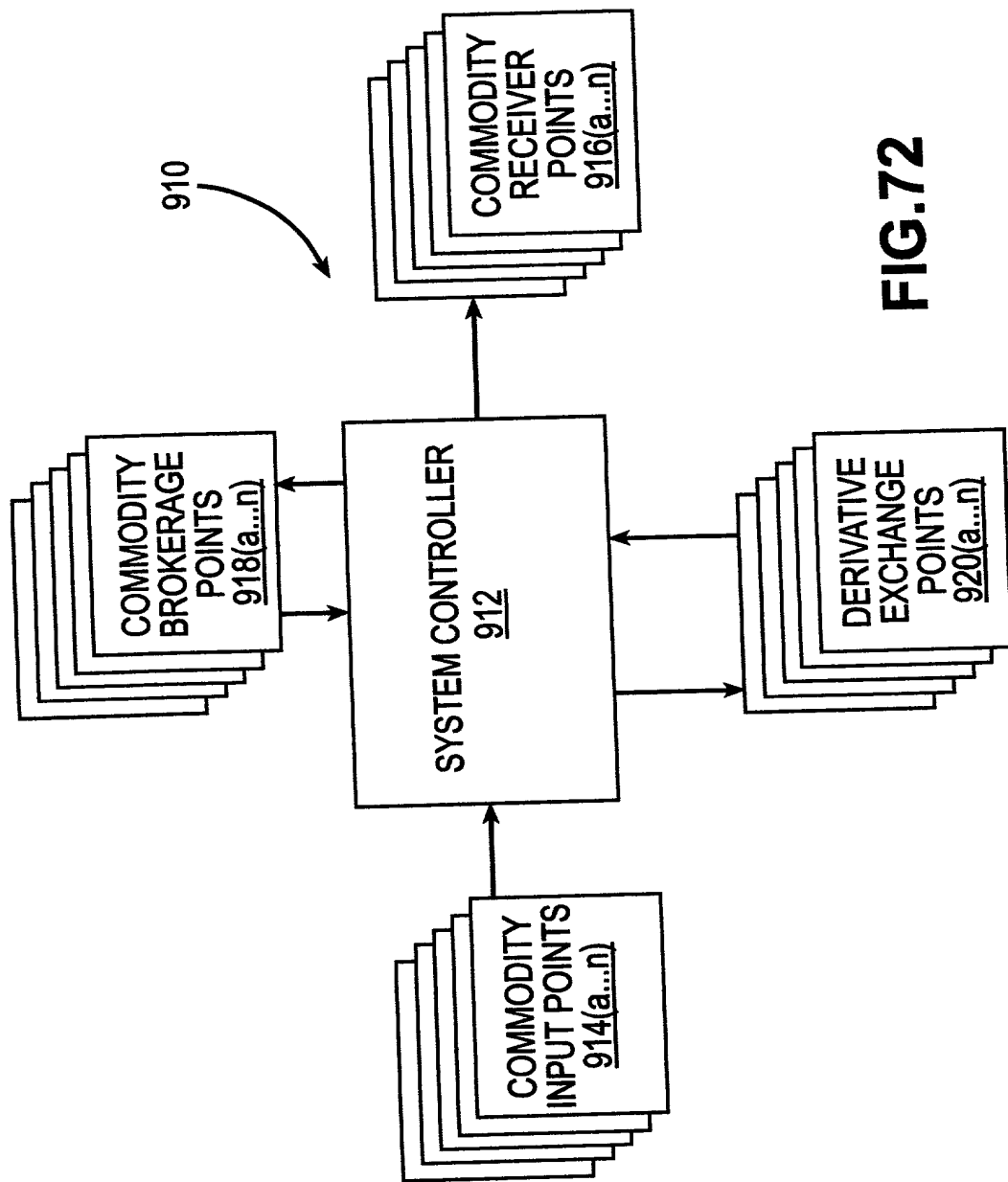
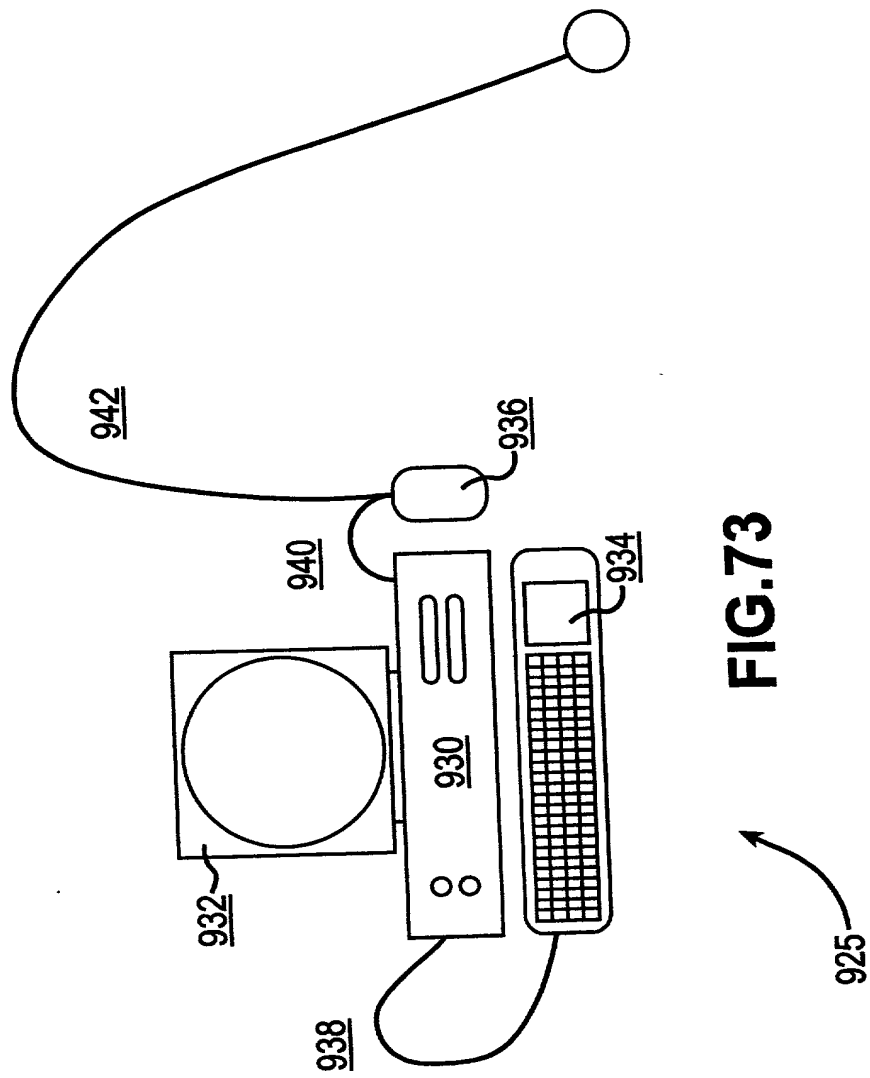


FIG.71





**FIG. 72**



**FIG.73**

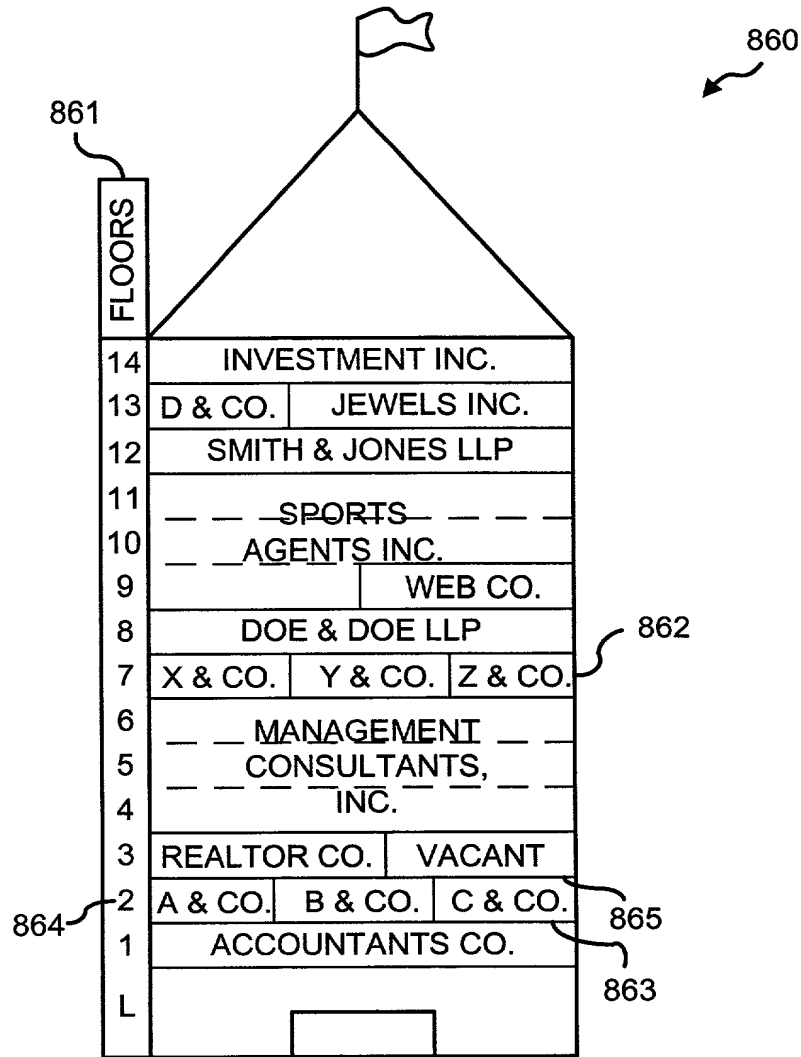


FIG. 74

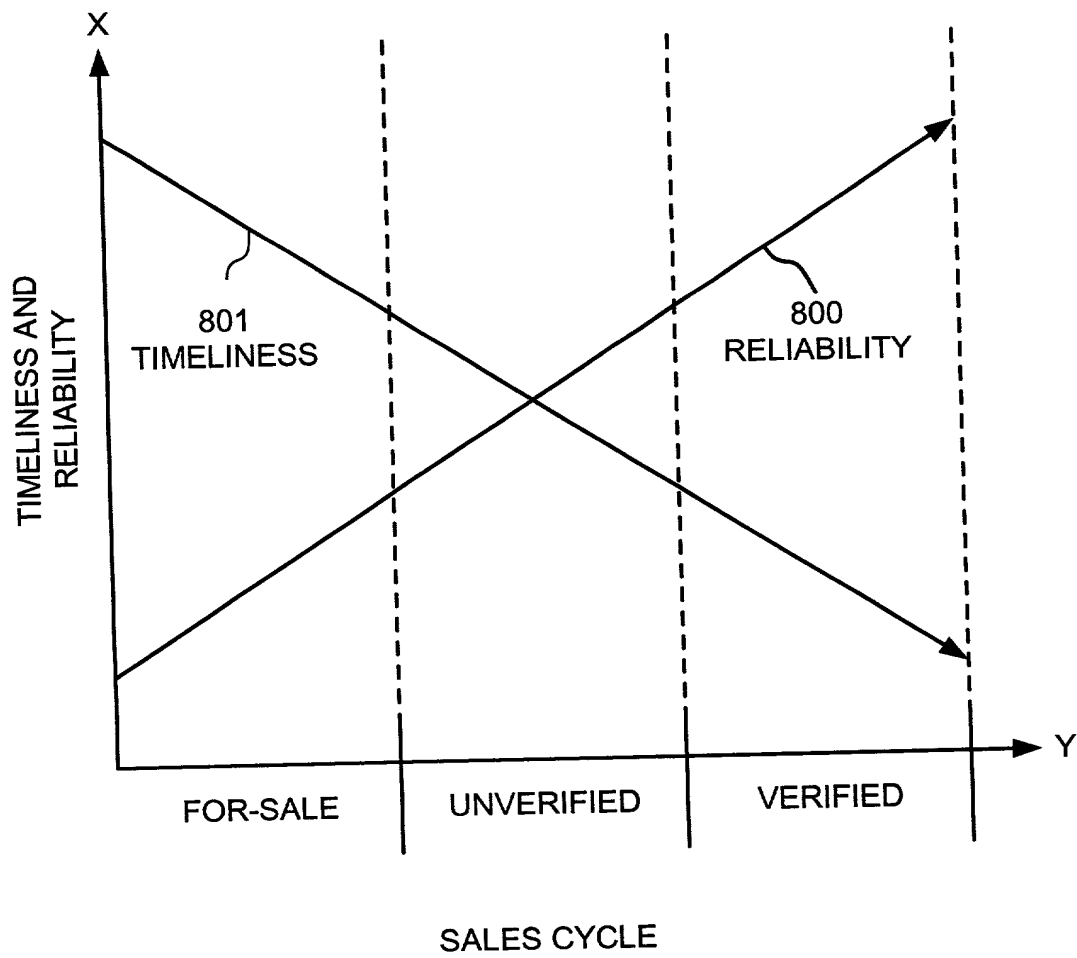


FIG. 75

## Featured Properties

**1376 Blue Oaks Blvd**  
 Bldg 6 • Roseville, CA 95747  
 11,520 Square Feet (Divisible). Parking 4/1,000. Fiber Optics Available.

More information on this property ☒

**1544 Eureka Rd**  
 Phase IV • Roseville, CA 95661

Two story, Class A, 52,500 square foot office building plus eight single story office buildings for a total of 142,900 square feet. Immediate access to Interstate 80. Excellent parking and access. Walk to several restaurants. High visibility signage. Prestigious Olympus Pointe location. Suites from 1,800 to 52,500 sq. ft. available.

More information on this property ☒

**Properties**  
 Look up

**For Lease**  
 All Properties  
 Search Properties  
 Map Properties

**For Sale**  
 All Properties  
 Search Properties  
 Map Properties

**Calculators**  
 Office Space Calculator

**Professional**  
 Broker Mailers  
 Client Log In

570 prope

Page 1 of 57

### Properties For Lease

☒ Previous ☒ Next

Sort by:	address	city	state	area	type	class	year	size	floor size	space	annual
	925 Bryant St		Office		Showplace Square			39,375 SF		San Francisco	Rob Macca
	Building Type:		Quality		Space Available:			Negotiable		Con	
	Building Class:		1967, Renov 2000		Annual Rent:			0%			
	Year Built:		39,375		% Leased:			13,125 SF			
	Building Size:				Typical Floor Size:						
	921 11th St		Downtown								Sacramento

Figure 76